

THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM RICHLAND COUNTY
Court of Common Pleas

The Honorable Eugene C. Griffith, Jr., Circuit Court Judge

Case No.: 2013-CP-40-4051

Andreas Ganotakis, d/b/a Seven Days Food Mart, LLC,.....Appellant,

v.

City of Columbia Board of Zoning Appeals,.....Respondent.

RECORD ON APPEAL

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SC Court of Appeals

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Board of Zoning Appeals)
)
City of Columbia)

**ORDER
ON A SPECIAL EXCEPTION**

Date Heard: June 11, 2013
Case Number: 13-041-SE
Property: 5050 Fairfield Road (TMS# 11701-02-20)
Zoning District: C-3 (General Commercial)
Applicant: Andreas Ganotakis, Seven Days Food Mart LLC
Other Parties in Interest: None.

The City of Columbia Board of Zoning Appeals held a public hearing on June 11, 2013 to consider the special exception request of Andreas Ganotakis, Seven Days Food Mart LLC, Applicant, pursuant to City of Columbia Code of Ordinances §17-112 and 17-258 to permit the establishment of a liquor store in a C-3 district.

After consideration of the evidence and arguments presented, the Board decides as follows:

Findings of Fact:

Notice of public hearing for this case was posted on the property, as well as notice was published in a newspaper of general circulation within the city no less than 15 days prior to the hearing.

§17-258 of the City of Columbia Code of Ordinances states that a liquor store (SIC 592) shall require review and approval by the Board of Zoning Appeals as a special exception in the C-3 districts. The applicant requested a special exception to establish a 464 sq. ft. liquor store in a 5,950 sq. ft. building near the Northway Plaza shopping center and Alcorn Middle School on Fairfield Road. The building is across Fairfield Road from the Northwood Hills subdivision and a cemetery. An existing liquor store is within Northway Plaza and within sight of the proposed liquor store. Other uses in the applicant's building include an associated convenience store and a storage area not associated with the applicant.

The Zoning Division approved a business license application for a convenience store on September 21, 2012, and the building and fire department inspections of the business were completed by September 28, 2012. To the best of our understanding, the applicant built a non-permitted wall to separate the uses afterward. According to the South Carolina Department of Revenue, the beer and wine application and the retail liquor store licenses were active as of January 17, 2013.

Conclusions of Law:

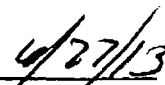
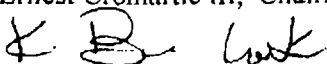
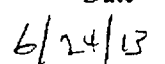
Pursuant to the Standard of Review in granting a Special Exception (§17-112), we have heard the testimony and reviewed the Applicant's request for a special exception to establish a liquor store. Based on the foregoing, we conclude as a matter of law that the

applicant has not met all criteria set forth in §17-112 (2)(c) of the City of Columbia Code of Ordinances and we make a ruling considering the following:

1. A liquor store may be permitted as a special exception by the Board of Zoning Appeals in the C-3 districts, however the special exception would adversely affect the public interest due to the proximity to a middle school and the proliferation of liquor stores in the area; and further the intent of the C-3 district is to avoid depreciation of property values in adjacent areas and a proliferation of liquor stores would contribute to this depreciation.
2. The proposed use, when operated in conformance with the application, submitted documents, and testimony presented to the Board during the public hearing:
 - a. Would not negatively impact traffic circulation;
 - b. Would create vehicular or pedestrian safety problems in that Fairfield Road is a four lane road without a median or nearby crosswalks;
 - c. Would not create noise, lights, fumes, or otherwise obstruct air flow to the detriment of adjoining properties;
 - d. Would impact the aesthetic character of the environs, especially in regards to the proliferation of signs on the photograph submitted during testimony; and
 - e. Would not negatively impact the orientation or spacing of improvements or buildings.

Therefore, based on the foregoing, the Applicant's request for a Special Exception to establish a liquor store as described above is hereby **DENIED**.

AND IT IS SO ORDERED!

	
Ernest Cromartie III, Chairman	Date
	
K. Brian Cook, Zoning Administrator	Date

Date Mailed to Applicant
and Other Parties of Interest:

6/28/13 ATC

**NOTICE OF APPEAL TO CIRCUIT COURT MUST BE FILED WITHIN
THIRTY (30) DAYS AFTER THE DATE THIS ORDER WAS MAILED**

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Andreas Ganotakis, d/b/a Seven Days
Food Mart LLC,

Petitioner,

vs.

City of Columbia Board of Zoning
Appeals,

Respondent.

) IN THE COURT OF COMMON PLEAS
) FIFTH JUDICIAL CIRCUIT
)
)
)

C/A No. 2013-CP-40-4051

ORDER

RICHLAND COUNTY
FILED
2014 JUN -4 PM 3:31
JEANETTE M. ACHARD
C.C.P. & U.S.

This zoning matter comes before the Court in its appellate capacity. Petitioner seeks to have the Court reverse the decision of the City of Columbia Board of Zoning Appeals ("BOZA") that denied a special exception application for the Petitioner to operate a liquor store. This appeal was heard by the Court on March 7, 2014. Arguing for the Petitioner was Dietrich A. Lake, Esquire. BOZA was represented by Peter M. Balthazor, Esquire. All counsel argued ably and competently in favor of their respective clients' positions. As further discussed below, the Court affirms BOZA's decision to deny the special exception to Petitioner.

I. Procedural/Factual Background

The record of the BOZA hearing shows the following procedural and factual background. The Petitioner received a business license to operate a convenience store on September 12, 2012. After receiving the business license, the Petitioner constructed a non-permitted wall to separate a liquor store business from the convenience store business. The business began operating as a convenience store and a liquor store prior to obtaining a special exception for the liquor store. The Petitioner applied for a special exception on May 14, 2013. The Petitioner's business is

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located in a C-3 zoning district. Liquor stores may be operated only pursuant to a special exception in C-3 zoning districts. City Code § 17-258.¹

A public hearing was held on the application for special exception on June 11, 2013. BOZA heard the evidence and arguments presented and then a motion was made to deny the request for special exception. The motion passed and BOZA issued its written order on June 27, 2013.

The Petitioner filed his Petition on July 14, 2013. The Petitioner raises two issues on appeal. First, the Petitioner argues that BOZA's decision to deny the request for a special exception was arbitrary and capricious where BOZA did not adhere to its own criteria for granting special exceptions. The Petitioner also argues he was prejudiced by a conflict of interest where an attorney appeared on behalf of the City Council to oppose the request for a special exception.

II. Standard of Review

This court's standard of review is governed by S.C. Code Ann. § 6-29-840(A) (Supp. 2013). This section provides in part that "[t]he findings of fact by the board of appeals must be treated in the same manner as a finding of fact by a jury, and the court may not take additional evidence. . . . In determining the questions presented by the appeal, the court must determine only whether the decision of the board is correct as a matter of law." Id.

Section 6-29-840 is very deferential to a zoning board's findings of fact as it equates them to a jury's findings. Vulcan Materials Co. v. Greenville County Bd. of Zoning Appeals, 342 S.C. 480, 536 S.E.2d 892 (Ct. App. 2000). In other words, the court must not disturb the board's findings of fact unless there is no evidence reasonably supporting the board's decision.

¹ The City provided certified copies of applicable City Code sections at the hearing in this matter, including §§ 17-112, 17-240, and 17-258.

See Vaught v. A.O. Hardee & Sons, Inc., 366 S.C. 475, 479-480, 623 S.E.2d 373, 375 (2005) (“[A] factual finding of the jury will not be disturbed unless a review of the record discloses there is no evidence which reasonably supports the jury’s findings.”).

“Courts are bound to afford substantial deference to the decisions of those charged with interpreting and applying local zoning ordinances.” Clear Channel Outdoor v. City of Myrtle Beach, 360 S.C. 459, 465, 602 S.E.2d 76, 79 (Ct. App. 2004), *aff’d*, 372 S.C. 230, 642 S.E.2d 565 (2007). A court will refrain from substituting its judgment for that of the reviewing body, even if it disagrees with the decision. Restaurant Row Assocs. v. Horry County, 335 S.C. 209, 516 S.E.2d 442 (1999).

III. Applicable Law/Analysis

Issue 1. Was BOZA’s decision arbitrary and capricious?

A zoning board has the power “to permit special exceptions subject to the terms and conditions for the uses set forth for such uses in the zoning ordinance” S.C. Code Ann. § 6-29-800(A)(3) (Supp. 2013). The City Code contains substantive provisions relating to the grant or denial of a special exception. The first of these, section 17-112(2)a.1., instructs BOZA to “[d]eny special exceptions when not in harmony with the intent and purpose of this article.” Next, section 17-112(2)b.4. states that BOZA “shall make a finding that it is empowered under the section of this article described in the application to grant the special exception and that the special exception will not adversely affect the public interest.” Therefore, if BOZA is unable to make this specific finding regarding public interest the special exception must be denied.

BOZA, pursuant to section 17-112(2)b.4., found that the special exception “would adversely affect the public interest due to the proximity to a middle school and the proliferation of liquor stores in the area.” There is evidence in the record to support BOZA’s determination

that the public interest would be adversely affected. It is undisputed that a middle school is located across the street from the proposed liquor store and a residential neighborhood is also across the street. BOZA heard testimony that children from the neighborhood walk to school and will walk right past the liquor store. The proximity of a liquor store to schools, children and neighborhoods is certainly a valid consideration in determining whether a special exception would adversely affect the public interest and whether the use is appropriate for a particular location.

BOZA also heard evidence of the number of liquor stores in the area and decided that such number would adversely affect the public interest. The evidence at the hearing showed that another liquor store was already located on the same side of the road and within view of the Petitioner's store. In addition to that store at least two other liquor stores are located within one mile of the middle school. Had the special exception been granted a total of four liquor stores would have been located within a one-mile radius of the middle school. The number of liquor stores in a particular area is a real and valid concern in the zoning context. This court is aware of no authority or reason that a zoning board cannot consider the number or concentration of a particular type of use in its evaluation to determine whether a special exception will adversely affect the public interest.

In addition to the physical evidence of the location of existing and proposed liquor stores, BOZA also heard testimony from a nearby neighborhood resident about the concentration of liquor stores. This witness stated that he had lived in the area for 8 years and had not seen any new business other than convenience stores and liquor stores.

The Petitioner argues that his position is identical to the applicant's position in Wyndham Enters., LLC v. City of North Augusta, 401 S.C. 144, 735 S.E.2d 659 (Ct. App. 2012). In

Wyndham, the board denied a special exception request to operate a costume/fireworks store. The criteria used by the board, in pertinent part, in evaluating the request required the board to find: "2. That the special exception will be in substantial harmony with the area in which it is to be located. 3. That the special exception will not discourage or negate the use of the surrounding property for use(s) permitted by right." Id. at 148, 735 S.E.2d at 662. The applicable city code also required the board's decision to be supported by "competent, substantial, and material evidence." Id. The board heard concerns about an increase in traffic, a decline in property values, and detrimental impact on the character of the surrounding area. The court of appeals held that the "testimony proffered was based on speculation and opinion." Therefore, the court of appeals reversed the board's decision, finding it was arbitrary and capricious.

The present case is clearly distinguishable from the matter considered by the board in Wyndham. The zoning board in Wyndham was not called upon to determine whether the special exception would adversely affect the public interest. The court of appeals in Wyndham was concerned with the basis of the testimony relied upon by the board. It found the "testimony proffered was based on speculation and opinion." Id. at 151, 735 S.E.2d at 662. In the present case, BOZA was required to make a determination regarding the public interest. The testimony relied upon by BOZA was not based on speculation or opinion and there is no concern about the basis of the testimony provided to BOZA concerning proximity or concentration.

The Petitioner argues that BOZA's decision was arbitrary and capricious because BOZA's assertions regarding the adverse effect of the liquor store on the middle school and the proliferation of liquor stores in the area were merely opinion and conjecture and were not supported by any evidence in the record. This is an incorrect characterization of BOZA's determination. Instead, BOZA determined that the public interest would be adversely affected

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by the location of the proposed liquor store and because of the number of liquor stores in the area. The testimony that formed the basis of BOZA's determination regarding the public interest was not based upon speculation or conjecture.

In the present case, the testimony concerning the proximity of the proposed liquor store to a school and the number of liquor stores in the area was undisputed and was not based on speculation, opinion or conjecture. BOZA heard this evidence and determined, in its view, that the location of the proposed liquor store and the number of liquor stores in the area would adversely affect the public interest. Others viewing the same facts may come to a different conclusion than that reached by BOZA. However, based on the record, evidence was presented by which BOZA could reasonably conclude that the special exception would adversely affect the public interest. See Restaurant Row Assocs., 335 S.C. at 216, 516 S.E.2d at 446 (stating that a court will refrain from substituting its judgment for that of the reviewing body, even if it disagrees with the decision).

The City Code also contains specific criteria for special exceptions in section 17-112(2)c. This section states that BOZA "shall consider the following: (1) traffic impact; (2) vehicle and pedestrian safety; (3) potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property; (4) adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and (5) orientation and spacing of improvements or buildings.

In addition to its evaluation of the adverse effect to the public interest, BOZA evaluated the special exception application in this case under each of the above substantive rules governing special exceptions and found that the special exception use would "create vehicular or pedestrian safety problems" and that it would "impact the aesthetic character of the environs, especially in

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regards to the proliferation of signs ² BOZA considered evidence as to each of these criteria. BOZA heard evidence of children walking along the sidewalks in front of the liquor store. BOZA also heard evidence concerning signage and posters inside and outside the business. BOZA determined, in its judgment, that the signage and posters impacted the aesthetic character of the environs. This court cannot substitute its judgment for that of BOZA where evidence is in the record supporting BOZA's decision. Restaurant Row, supra.

In summary, the record provided to this court contains evidence reasonably supporting BOZA's decision to deny the special exception. This court cannot concern itself with the quantum of evidence, and this court cannot substitute its judgment for that of BOZA. As such, under the applicable standard of review, BOZA's decision must be affirmed.

Issue 2. Was the Petitioner prejudiced by an alleged conflict of interest?

Based on the record before this court, it appears that a private licensed attorney, retained specially by City Council, appeared at the BOZA hearing and spoke in opposition to the requested special exception. The Petitioner asserts that this constituted a conflict of interest and, further, that the conflict prejudiced the Petitioner.³ This court is unconvinced that a conflict of interest existed in this situation, and the Petitioner has not provided any case law or other authority demonstrating that a conflict of interest existed.

This court is unaware of any authority prohibiting a councilmember from appearing at a public hearing. BOZA hearings are advertised by public notice and are open to the public. S.C. Code Ann. § 6-29-800(D) (Supp. 2013). This court is likewise unaware of any authority

² BOZA also found that the use would not negatively impact traffic circulation, would not create noise, lights, fumes, or otherwise obstruct air flow, and that it would not negatively impact the orientation or spacing of improvements or buildings.

³ As the Petitioner recognizes in his brief, he did not object at the hearing to the comments and testimony provided by counsel appearing on behalf of the City Council. Therefore, this issue has been waived.

prohibiting a municipal body from engaging outside counsel to appear on its behalf at a public hearing. The Petitioner characterizes this situation as a conflict of interest, but the Petitioner does not explain who this conflict affects. The Petitioner does not suggest that the retained outside counsel had a conflict of interest. The Petitioner instead asserts that the City Attorney's office would have had a conflict of interest. Such a conflict of interest, if one existed in the first place, was remedied by the City Council hiring outside counsel who did not represent both the interests of the City of Columbia and the interests of the Board of Zoning Appeals. Moreover, this court cannot find a conflict of interest where the Local Government Comprehensive Planning Enabling Act (S.C. Code Ann. § 6-29-310 *et. seq.*) specifically allows "an officer or agent of the appropriate governing authority" to appeal a decision of the board to the circuit court. S. C. Code Ann. § 6-29-820(A) (Supp. 2013).

The Petitioner also asserts that the alleged conflict of interest prejudiced him in this matter. However, because the court finds that no conflict existed, there was no prejudice resulting to the Petitioner. In any event, the Petitioner has not alleged how he was prejudiced in this matter, other than being denied the special exception. As explained earlier, BOZA's decision was reasonably supported by the evidence. There is no evidence, and the Petitioner has not pointed to any, demonstrating that any board member voted a certain way because of the alleged conflict of interest.⁴

⁴ The Petitioner also asserts that a conflict existed or that he was prejudiced by the use of public money to hire outside counsel to represent the City's interest against a private citizen. The Petitioner does not explain how this would constitute a conflict of interest. However, it is not uncommon, and certainly not prohibited, for public money to be used to hire counsel to represent the City against private interests. Municipalities engage counsel regularly to, for example, pursue eminent domain actions against private interests and defend tort actions brought by private citizens.

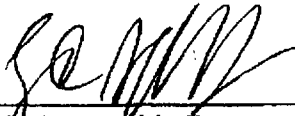
Therefore, this court finds that there was no conflict of interest created by City Council hiring outside counsel to appear on its behalf at a BOZA meeting. Further, the Petitioner was not prejudiced by an attorney appearing on behalf of City Council at the hearing.

IV. Conclusion

BOZA's decision to deny the special exception in this matter is **AFFIRMED**.

IT IS SO ORDERED.

June 2nd, 2014



The Honorable Eugene C. Griffith, Jr.
Court of Common Pleas, 5th Judicial Circuit

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

Andreas Ganotakis, d/b/a Seven
Days Food Mart LLC)

Petitioner)

v.)

City of Columbia Board of Zoning
Appeals)

Respondent.)

IN THE COURT OF COMMON PLEAS

Civil Action No: 2013-CP-40-4051

ORDER
(MOTION FOR RECONSIDERATION)

2014 JUL 30 11 51 AM
CLERK OF COURT
COLUMBIA COUNTY

THIS MATTER is before the Court upon a Motion for Reconsideration of this Court's affirmation of the Board of Zoning Appeals denial of the special exception request by the Petitioner, Andreas Ganotakis, d/b/a Seven Days Food Mart LLC.

The Court, being fully advised, finds that the Defendant's Motion for Reconsideration of this action pursuant to Rule 59 (e) of the South Carolina Rules of Civil Procedure is not well taken and is therefore **DENIED**.

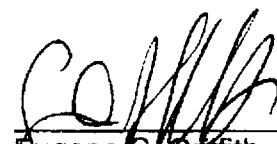
Upon the record, the Court finds:

1. The Court has jurisdiction of the parties and the subject matter herein;
2. The Petitioner timely filed a Motion for Reconsideration of this Court's Order of June 2, 2014, affirming the Board of Zoning Appeals denial of the special exception to the Petitioner;
3. It appears upon argument of counsel for reconsideration that this motion should be denied.

WHEREFORE IT IS HEREBY ORDERED AND ADJUDGED that the Motion for Reconsideration of the Court's Order of June 2, 2014 be **DENIED**.

SCANNED

IT IS SO ORDERED.



Eugene C. Griffith, Jr.
Presiding Judge
Fifth Judicial Circuit

July 29^K, 2014
Columbia, South Carolina

THE STATE OF SOUTH CAROLINA
In the Circuit Court

APPEAL FROM CITY OF COLUMBIA
Board of Zoning Appeals

Case No.: 13-041-SE

Andreas Ganotakis, d/b/a Seven Days Food Mart LLC,.....Petitioner,

v.

City of Columbia Board of Zoning Appeals.....Respondent.

PETITION

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(803) 750-8311
Attorney for Petitioner

RICHLAND COUNTY
FILED
2013 JUL 15 AM 9:21
JEANETTE M. McBRIDE
C.C.P. & G.S.

STATEMENT OF THE ISSUE ON APPEAL

- I. Was the zoning board decision denying the Petitioner's request for a special exception to open a liquor store arbitrary and capricious where the zoning board did not adhere to the only criteria required for granting such a special exception.
- II. Was the Petitioner prejudiced by the conflict of interest in the City of Columbia hiring private counsel to argue and/or oppose decisions by its own administrative agency, the Board of Zoning Appeals, in special exception cases related to alcohol only.

STATEMENT OF THE CASE

The Petitioner opened Seven Days Food Mart LLC, a convenience store, at 5050 Fairfield Road, Columbia, South Carolina. The business license application was approved on September 21, 2012. Petitioner applied for and received a license to sell beer and wine on or about January 17, 2013. The Petitioner made application for a special exception to open a liquor store on or about May 15, 2013. The liquor store would encompass 464 square feet in a building totaling 5950 square feet. The Petitioner contracted, at his own expense, to have a wall separating the convenience store area from the liquor store.

Notice of the public hearing was posted on the property and was published in the newspaper no less than fifteen (15) days before the hearing. A public hearing was held on the matter of the special exception on June 11, 2013, whereby the Petitioner, counsel hired by the City of Columbia to oppose granting the special exception, and others opposing granting the special exception presented testimony to the zoning board. By order dated June 24, 2013, the Petitioner's request for a special exception to open a liquor store was denied.

FILED
2013 JUL 15 AM 9:21
JEANETTE W. McBRIDE
C.C. & Co.

ARGUMENT

I.

THE BOARD OF ZONING APPEALS DECISION IN DENYING THE PETITIONER'S REQUEST FOR A SPECIAL EXCEPTION TO OPEN A LIQUOR STORE WAS ARBITRARY, CAPRICIOUS, AND IN ERROR WHERE THE BOARD DID NOT ADHERE TO ITS OWN CRITERIA FOR GRANTING SPECIAL EXCEPTIONS

Seven Days Food Mart, LLC is a store located at 5050 Fairfield Road, Columbia, South Carolina. The store's location is considered in a general commercial district.

Sec. 17-240 of the City of Columbia Code of Ordinances states the following:

The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. It is not the intent of this article to encourage the development of long, narrow strips of commercial development fronting on major arteries, often referred to as strip commercial areas. Such development is often incompatible with adjacent uses and may lead to the eventual formation of commercial slums, damage the traffic-carrying capacities of streets, increase congestion, lead to depreciation of property values in adjacent areas, encourage undue dispersion of commercial facilities to the inconvenience of the public, and create disproportionate costs in the provision of governmental services.

The Board of Zoning Appeals has the power to grant special exceptions in C-3 general commercial districts. The powers enumerated under *Sec. 17-112 of the City of Columbia Code of Ordinances* are as follows regarding special exceptions:

... (2) *Special exceptions.*

a. *Duties.* Duties of the board are as follows:

1. Hear and decide only the applications for special exceptions as the board of zoning appeals is specifically authorized to pass upon by terms of this article;

2. Decide the questions as are involved in determining whether special exceptions should be granted;
 3. Prescribe appropriate conditions and safeguards in conformity with this article; and
 4. Deny special exceptions when not in harmony with the intent and purpose of this article.
- b. *Procedures in consideration of special exception applications.*
1. A written application for a special exception shall be submitted indicating the section of this article under which the special exception is sought and stating the grounds on which it is requested.
 2. Notice of public hearing shall be posted on the property for which special exception is sought and shall be published at least 15 days prior to the public hearing in a newspaper of general circulation in the city.
 3. The public hearing shall be held. Any party may appear in person, or by agent or attorney.
 4. The board of zoning appeals shall make a finding that it is empowered under the section of this article described in the application to grant the special exception and that the special exception will not adversely affect the public interest.
 5. The board of zoning appeals shall not vary the conditions and/or provisions of sections 17-259 through 17-274 that establish specific standards that must be met prior to the establishment of several principal uses that require a special exception.
 6. The board of zoning appeals may prescribe a time limit within which the action for which the special exception is required shall be begun or completed, or both.
- c. *Criteria for special exceptions.* In addition to definitive standards in this article, the board of zoning appeals shall consider the following:
1. Traffic impact;
 2. Vehicle and pedestrian safety;
 3. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property;
 4. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and
 5. Orientation and spacing of improvements or buildings.
- d. *Effect of failure to meet conditions.*
1. Violation of conditions and safeguards prescribed in conformity with this article, when made a part of the terms

under which a special exception is granted, shall be deemed a violation of this article, punishable under the penalties established in this article.

2. Failure to begin or complete, or begin and 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.

The Board of Zoning Appeals, in its order, found that granting the special exception would adversely affect the public interest of the area due to the proximity to a school and what the board characterized as a "proliferation of liquor stores in the area." Furthermore, the board determined that this "proliferation of liquor stores" would result in a depreciation in homes values in the surrounding area.

In analyzing the criteria for a special exception, the board found that the liquor store would not negatively impact traffic circulation, yet ironically state that the store would create vehicular or pedestrian safety problems because there was no median on Fairfield Road where the store is located. Furthermore, the board determined that while the liquor store would not create noise, lights, fumes or otherwise cause any obstructions to the detriment of adjoining properties and the store would not negatively impact the orientation or spacing of improvements or building, the board found that the store would impact the aesthetic character of the environment with a proliferation of signs.

In *Windham Enterprises v. The City of North Augusta*, 735 S.E.2d 659 (S.C.App. 2012), the Court of Appeals reversed the decision of the zoning board based upon the finding that the board's decision was arbitrary and capricious. In the *Windham Enterprises* case, the Petitioner sought a special exception to operate a fireworks store. At the hearing for the special exception, residents testified as to their objections to

granting the special exception for the fireworks store based upon traffic concerns, a concern that the store would cause a decline in property value, and based upon the negative effect the store would have on the community. The zoning board denied the special exception due to the concerns of the residents. The Court of Appeals reversed this decision and held that ~~the board's decision must be supported by competent, substantial, and material evidence~~. The Court of Appeals determined that the testimony of the residents did not meet that competent standard because the residents did not testify as to any specific injury to their own property nor did the residents sufficiently articulate how the fireworks store would either depreciate their individual property or stand in contrast to other commercial businesses in the area that did not need to seek a special exception.

The Petitioner's position is identical to the fireworks store owner's position in *Wyndham Enterprises*. The Board of Zoning Appeals decision in this case was arbitrary and capricious. The board references how the Petitioner's liquor store would adversely affect the middle school and how a "proliferation of liquor stores in the area" would contribute to a depreciation in home values; however, this assertion by the board is merely opinion and conjecture and not supported by any evidence in the record. The record clearly shows that there ~~is one liquor store (Northway Package Store)~~ directly in front of the middle school; however, the record shows no "proliferation" of liquor stores as there are no other liquor stores on Fairfield Road within a one-mile proximity of Alcorn Middle School. In fact, ~~nine (9) out of the fifteen (15)~~ stores that the residents testified to as selling alcohol as part of their evidence at the hearing (and which the board gave undue weight to) were not located on Fairfield Road. The record reflects

that nine (9) of the stores were gas stations, two (2) were grocery stores, two (2) were drug stores, and two (2) were truly liquor stores with one of the stores on North Main Street. The residents testified and presented crime statistics for the area and it showed that the Petitioner's business had been burglarized once over a year period. In addition, these same statistics showed no crime for either the Food Lion or the Northway Package liquor store across from the middle school and both of these entities also sell alcohol and are next to the Petitioner's place of business; furthermore, the residents' testimony again relied upon data incorporating stores and businesses not located on Fairfield Road and near the middle school.

The testimony of the residents in opposition of the special exception was based upon pure speculation and opinion and no definitive standard as required. See Sec. 17-112. This speculation encompassed a decline in property values, an increased risk of vehicular or pedestrian safety problems, an increase in crime, and a negative impact on the aesthetic character of the area. The board placed undue weight on this speculative testimony and failed to consider that there was no credible or competent testimony which distinguished the effect of the Petitioner's liquor store from the effects of either the Food Lion selling alcohol at its store or Northway Package store selling liquor across from the middle school. In addition, there was no competent evidence to support that the Petitioner's liquor store would create vehicular or pedestrian safety problems. There was no evidence of increased accidents or pedestrian problems before the Petitioner's application for the special exception nor was there any competent evidence presented which distinguishes why the Petitioner's store would pose a greater risk than either Food Lion or Northway Package since they are all located on the same side of the road

and within close proximity to each other. The fact remains that the location where the Petitioner's business is located housed many previous commercial businesses before the Petitioner opened his store and there was no testimony as to prior problems with vehicle or pedestrian safety when the previous tenants operated at the same location as the Petitioner's store.

Finally, the board arbitrarily sites a proliferation of signs as a reason for denying the special exception; however, the Petitioner offered to make any corrections so as to not affect the aesthetic character of the area. The Petitioner had a limited number of signage on the building itself and offered to remove any signage to comply with any conditions the board could have prescribed in lieu of denying the special exception. The board refused to offer the Petitioner the opportunity to remove some signage though it was within the board's power to do so.

The Board of Zoning Appeals' decision denying the Petitioner's request for a special exception to open a liquor store was arbitrary and capricious. The board's decision was based upon opinion and conjecture with no competent evidence to support the decision; therefore, the decision of the board denying the Petitioner's decision should be reversed and the special exception should be granted to the petitioner.

ARGUMENT

II.

THE PETITIONER WAS PREJUDICED BY A CONFLICT OF INTEREST BETWEEN THE CITY OF COLUMBIA AND THE BOARD OF ZONING APPEALS WHEN THE CITY HIRED PRIVATE COUNSEL TO ARGUE BEFORE THE BOARD AGAINST SPECIAL EXCEPTIONS IN ALCOHOL CASES ONLY

A conflict of interest has been generally defined as a set of circumstances that creates a risk that professional judgment or actions regarding a primary interest will be unduly influenced by a secondary interest. *Wikipedia, Conflict of Interest*, http://en.wikipedia.org/wiki/Conflict_of_interest (as of June 13, 2013 at 14:32).

Pursuant to *Sec. 2-151 of the City of Columbia Code of Ordinances*, the city created and states as the follows:

- (a) The following departments of the city are created:
 - (1) City clerk;
 - (2) Information technology;
 - (3) Finance;
 - (4) Legal;
 - (5) Human resources;
 - (6) Municipal court;
 - (7) Police;
 - (8) Fire;
 - (9) Public works;
 - (10) Utilities and engineering;
 - (11) Community development;
 - (12) Parks and recreation;
 - (13) General services;
 - (14) Economic development;
 - (15) Zoning, inspections and planning;
 - (16) Construction management;
 - (17) Public relations;
 - (18) Communications (911/311).
- (b) The head of each department shall be a director, who shall be an officer of the city and shall have supervision and control of his department, subject to the city manager. The city manager may serve as director of one or more departments or divisions within any department.
- (c) Each department head shall be responsible for preparation of departmental and administrative regulations and procedures subject to the review and approval of the city manager.

Sec. 2-115 of the City of Columbia Code of Ordinances addresses the role of the City Attorney and states:

City attorney.

- (a) *Appointment.* The city council shall appoint a city attorney and labor counsel, who shall serve at its pleasure.
- (b) *Duties.* The city attorney shall be the chief legal counsel to the city, the mayor and members of the council and the city manager and to the officers and department heads of the city. The city attorney shall prosecute and defend the city in all actions and appear on behalf of the city and its officers in legal proceedings. The city attorney shall prepare or supervise the preparation of all legal documents and instruments of the city and shall approve all ordinances, resolutions, contracts and related documents as to form. The city attorney may employ assistant city attorneys and legal assistants as necessary for the performance of his duties, when such positions are provided for in the city budget. When requested the city attorney shall attend meetings of the council, render legal opinions, represent the city at meetings and conferences and perform such other duties as prescribed by law and by the city council.

Sec. 2-128 of the City of Columbia Code of Ordinances addresses the role of the Director of Zoning and States as follows:

Director of zoning, inspections and planning.

The director of zoning, inspections, and planning, subject to the city manager, shall have administrative supervision over the activities relating to zoning, building codes, building inspections and property maintenance codes, and planning, and shall perform such additional duties as may be assigned to him by the city manager.

Sec. 17-81 of the City of Columbia Code of Ordinances addresses the responsibilities of the zoning administrator and states as follows:

Responsibility for administration.

- (a) *Zoning administrator.* A zoning administrator designated by the city manager shall administer and enforce this article. The zoning administrator may be provided with the assistance of such other persons as the city manager may direct. It is the intent of this article that all questions of administration and enforcement shall first be presented to the zoning administrator and that such questions shall be presented to the board of zoning appeals only upon reference

by, or appeal from, the zoning administrator, and that recourse from the decisions of the board of zoning appeals shall be to the courts as provided by law.

- (b) *City council.* It is further the intent of this article that the function of the city council under this article shall not include hearing and deciding questions of interpretation and enforcement which may arise, but that the city council shall have only the responsibility for acting on proposals for amendment or repeal of this article, and for establishing a schedule of fees and charges as provided in this article.

The Petitioner was unable to find where the City of Columbia has an ordinance that specifically addresses the issue of conflict of interest; however, there is strong prima facie evidence of not only a conflict of interest in the City of Columbia hiring private counsel to argue before a branch of the City of Columbia government, but there was extreme prejudice to the Petitioner by the entire process.

The City of Columbia has a city attorney who is empowered with the duties to appear on behalf of the city and all of the city's departments and/or to approve all documents and contracts related to the City of Columbia's daily business; yet, the city attorney for the City of Columbia did not appear at the hearing to argue the City of Columbia's position in this matter. The city attorney could not appear because of the obvious and inherent conflict of litigating a matter where he represents both the interests of the City of Columbia and the interests of the Board of Zoning Appeals. Furthermore, it is not clear from the record whether the city attorney authorized or employed private counsel to represent the interests of the City of Columbia in opposing the granting of the special exception in this case which is part of the city attorney's duties. See Sec. 2-115. The City of Columbia seeks to do what it should not and could not do with the city attorney by hiring private counsel to oppose the granting of special

exceptions in alcohol cases only. The conflict of interest still exists even with private counsel.

In addition, the Petitioner was prejudiced by the City of Columbia hiring private counsel to oppose his special exception to open a liquor store in following other ways:

1) The Petitioner received no notice of the conflict of interest or that the City of Columbia had retained private counsel for the hearing; and 2) The City used public money to pay for the retained counsel for the hearing.

The Petitioner received no notice of the conflict of interest or notice that the City of Columbia would retain private counsel to oppose the special exception allowing him to open his store. The Petitioner lost any opportunity to retain his own counsel before the hearing and lost his opportunity to object or consent to the testimony of the private counsel because of the inherent conflict of interest between the City of Columbia, private counsel, and the Board of Zoning Appeals. A strong argument can be made that the board placed a great deal of undue weight on the testimony of the private counsel who was clearly acting as a de facto city attorney for the City of Columbia. The Petitioner was prejudiced by the lack of notice and this prejudice resulted in the Petitioner being denied the special exception.

The Petitioner owns a business within the City of Columbia and pays fees and taxes as part of the right to operate his business in the City of Columbia. The fees and taxes that the Petitioner's pays to the City of Columbia becomes part of the public money the City of Columbia uses to operate as a municipality. Therefore, presumably, the City of Columbia used the Petitioner's own money (paid through fees and taxes) to hire private counsel to fight against an interest of the Petitioner. This conflict is open,

obvious, and was not waived by the Petitioner. The Petitioner presented testimony that he expended a large sum of money to improve and enhance the store in anticipation of obtaining the special exception to open the liquor store. The Petitioner sustained a great financial loss with the investment in the liquor store and with his tax money from the business being used to hire an attorney to affectively fight against the Petitioner's interests.

The City of Columbia should play absolutely no role in using public money to hire private counsel in these types of hearings. It is clear that the City of Columbia and council's only perfunctory role in zoning board matters is to act on proposals for amendment or repeal of this article, and for establishing a schedule of fees and charges. See Sec. 17-81. The hiring of private counsel by the City of Columbia violated Sec. 17-81, in that private counsel, while representing the interest of the City of Columbia and city council, is now deciding "questions of interpretation and enforcement" as it applies to special exceptions in alcohol cases only. The City of Columbia has discriminately targeted the Petitioner's liquor store by hiring private counsel for this hearing without distinguishing why hiring private counsel for liquor store exceptions hearing is either allowed or more important or needed than the City of Columbia hiring private counsel for other zoning board hearings involving other stores that sell alcohol along with other commercial items.

The Petitioner was prejudiced by the conflict of interest between the City of Columbia, the Board of Zoning Appeals, and private counsel. The City of Columbia acted outside the scope of its powers in zoning board matters by advocating a role of interpretation and enforcement. Private counsel for the city acted as a de facto city attorney when

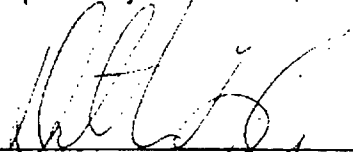
counsel appeared before the board. As a de facto city attorney, private counsel should not have testified before the board as counsel essentially represented both the City of Columbia and the Board on Zoning Appeals in his role as a de facto city attorney. The Petitioner received no disclosure that the City of Columbia was retaining private counsel for this hearing, the petitioner received no notice of this conflict of interest, the Petitioner did not waive his right to object to this conflict of interest between all of the parties, and the Petitioner sustained prejudice and a financial loss as a result of this conflict and denial of request for a special exception to open his liquor store.

CONCLUSION

For the reasons stated above, this Court should reverse the decision of the Board of Zoning Appeals and grant the Petitioner's request for a special exception to open the liquor store.

July 12, 2013

Respectfully submitted,



Dietrich A. Lake #69649
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803/750-8311 office
803/750-8312 fax
ATTORNEY FOR PETITIONER

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	FIFTH JUDICIAL CIRCUIT
COUNTY OF RICHLAND	)	
	)	
Andreas Ganotakis, d/b/a Seven Days	)	C/A No. 2013-CP-40-4051
Food Mart LLC,	)	
	)	
Petitioner,	)	RETURN ON BEHALF OF
	)	RESPONDENT CITY OF
vs.	)	COLUMBIA BOARD OF
	)	ZONING APPEALS
City of Columbia Board of Zoning	)	
Appeals,	)	
	)	
Respondent.	)	

The Respondent City of Columbia Board of Zoning Appeals (hereinafter "Respondent") respectfully makes the following Return to the Petition filed on July 15, 2013.

1. The Respondent hereby certifies that it has attached to this Return as Exhibit A, the official record of the proceedings before the City of Columbia Board of Zoning Appeals (Bates numbered BZA001-BZA049), including a DVD of the public hearing held on June 11, 2013 (the hearing begins at 1:47:25 of the DVD).

2. The Respondent denies the substantive grounds for appeal as stated by the Petitioner and asserts that there is evidence in the record supporting the decision of the board and, consequently, the Petition should be dismissed.

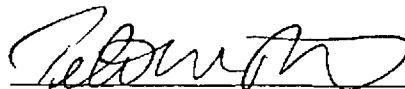
3. The Respondent craves reference to the Record on Appeal for the procedural/factual background concerning this matter and denies Petitioner's Statement of the Case or other factual matters in the Petition to the extent such is inconsistent with the official record.

4. The Respondent denies Petitioner is entitled to the relief sought to the extent Petitioner seeks relief or asserts error concerning matters or issues that are outside the jurisdiction of the City of Columbia Board of Zoning Appeals.

5. The Respondent denies Petitioner is entitled to the relief requested to the extent that one or more of Petitioner's grounds for appeal were not raised to and ruled upon by the City of Columbia Board of Zoning Appeals.

6. Upon information and belief, the Petition may contain factual and/or legal matter that was not presented to the City of Columbia Board of Zoning Appeals at or before the public hearing, and, therefore, such matter is not part of the record and should be stricken from the official record and should not be considered by the court in its determination of this appeal.

WHEREFORE, having fully set forth its Return to the Petition, the Respondent prays for an Order of this Court dismissing the appeal and for such other and further relief as may be deemed just and proper.



Peter M. Balthazor
Office of the City Attorney
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(803) 737.4242
Facsimile: (803) 737.4250

August 22, 2013
Columbia, South Carolina

Attorney for Respondent

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	FIFTH JUDICIAL CIRCUIT
COUNTY OF RICHLAND	)	
	)	
Andreas Ganotakis, d/b/a Seven Days	)	C/A No. 2013-CP-40-4051
Food Mart LLC,	)	
	)	
Petitioner,	)	MEMORANDUM OF LAW
	)	IN OPPOSITION TO PETITION
vs.	)	FOR APPEAL
	)	
City of Columbia Board of Zoning	)	
Appeals,	)	
	)	
Respondent.	)	

I. Introduction

This is an appeal from a denial of a special exception to operate a liquor store. The Respondent City of Columbia Board of Zoning Appeals ("BZA") submits this memorandum in opposition to the Petition filed by the Petitioner on July 15, 2013. BZA filed its Return to the Petition on August 22, 2013, and provided the court with a complete copy of the record of the proceedings held on June 11, 2013, before the City of Columbia Board of Zoning Appeals.

The Petitioner received a business license to operate a convenience store on September 12, 2012. After receiving the business license the Petitioner constructed a non-permitted wall to separate a liquor store business from the convenience store business. (BZA020). The business began operating as a convenience store and a liquor store prior to obtaining a special exception for the liquor store. (BZA040). The Petitioner applied for a special exception on May 14, 2013.

The Petitioner's business is located in a C-3 zoning district. Liquor stores may be operated only pursuant to a special exception in C-3 zoning districts. City Code § 17-258.

A public hearing was held on the application for special exception on June 11, 2013. The Board of Zoning Appeals (BZA) heard the evidence and arguments presented and a motion was

made to deny the request for a special exception. The motion passed and BZA issued its written order on June 27, 2013. (BZA001-002, BZA040-042)

II. Standard of Review

The reviewing court's standard of review is governed by S.C. Code Ann. § 6-29-840(A) (Supp. 2013). This section provides in part that "[t]he findings of fact by the board of appeals must be treated in the same manner as a finding of fact by a jury, and the court may not take additional evidence. . . . In determining the questions presented by the appeal, the court must determine only whether the decision of the board is correct as a matter of law." Id.

Section 6-29-840 is very deferential to a zoning board's findings of fact as it equates them to a jury's findings. Vulcan Materials Co. v. Greenville County Bd. of Zoning Appeals, 342 S.C. 480, 536 S.E.2d 892 (Ct. App. 2000). In other words, the court must not disturb the board's findings of fact unless there is no evidence reasonably supporting the board's decision. See Vaught v. A.O. Hardee & Sons, Inc., 366 S.C. 475, 479-480, 623 S.E.2d 373, 375 (2005) ("[A] factual finding of the jury will not be disturbed unless a review of the record discloses there is no evidence which reasonably supports the jury's findings.").

"Courts are bound to afford substantial deference to the decisions of those charged with interpreting and applying local zoning ordinances." Clear Channel Outdoor v. City of Myrtle Beach, 360 S.C. 459, 465, 602 S.E.2d 76, 79 (Ct. App. 2004), *aff'd*, 372 S.C. 230, 642 S.E.2d 565 (2007). A court will refrain from substituting its judgment for that of the reviewing body, even if it disagrees with the decision. Restaurant Row Assocs. v. Horry County, 335 S.C. 209, 516 S.E.2d 442 (1999).

III. Applicable Law/Analysis

Under South Carolina law, a zoning board has the power “to permit special exceptions subject to the terms and conditions for the uses set forth for such uses in the zoning ordinance” S.C. Code Ann. § 6-29-800(A)(3) (Supp. 2013). The City Code contains substantive provisions relating to the grant or denial of a special exception. The first of these, section 17-112(2)a.1., places a duty on BZA to “[d]eny special exceptions when not in harmony with the intent and purpose of this article.” Next, section 17-112(2)b.4. states that BZA “shall make a finding that it is empowered under the section of this article described in the application to grant the special exception and that the special exception will not adversely affect the public interest.” Therefore, if BZA is unable to make this specific finding regarding public interest the special exception must be denied.

The City Code also contains specific criteria for special exceptions in section 17-112(2)c. This section states that BZA “shall consider the following: (1) traffic impact; (2) vehicle and pedestrian safety; (3) potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property; (4) adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and (5) orientation and spacing of improvements or buildings.

BZA evaluated the special exception in this case under each of the above substantive rules governing special exceptions and denied the special exception request.

BZA, pursuant to section 17-112(2)b.4., found that the special exception “would adversely affect the public interest due to the proximity to a middle school and the proliferation of liquor stores in the area.” (BZA002). There is evidence in the record to support BZA’s determination that the public interest would be adversely affected. It is undisputed that a middle

school is located across the street from the proposed liquor store and a residential neighborhood is also across the street. BZA heard testimony that kids from the neighborhood walk to school and will walk right past the liquor store. The proximity of a liquor store to schools, children and neighborhoods is certainly a valid consideration in determining whether the use is appropriate for a particular location.

The number of liquor stores in a particular area is also a real and valid concern in the zoning context. There is no reason that a zoning board cannot consider the number of a particular type of use in its evaluation to determine whether a special exception will adversely affect the public interest. BZA heard evidence of the number of liquor stores in the area and decided that such number would adversely affect the public interest. The evidence at the hearing showed that another liquor store was already located on the same side of the road and within view of the Petitioner's store. (BZA006-007). In addition to that store, at least two other liquor stores are located within one mile of the middle school. Had the special exception been granted, a total of four liquor stores would have been located within a one-mile radius of the middle school.

In addition to the physical evidence of the location of existing and proposed liquor stores, BZA also heard testimony from a neighborhood representative about the concentration of liquor stores. (See David Rhodes' testimony starting at 1:57:11). The neighborhood representative stated that the area had plenty of liquor stores and another liquor store would not help family-oriented investment in the area. This witness stated that he had lived in the area for 8 years and had not seen any new business other than convenience stores and liquor stores.

The testimony concerning the proximity of the proposed liquor store to a school and the number of liquor stores in the area is not speculation or conjecture. BZA heard this evidence and

determined, in its view, that the location of the proposed liquor store and the number of liquor stores in the area would adversely affect the public interest. It is certainly acknowledged that others viewing the same facts may come to a different conclusion than that reached by BZA. However, based on the record, evidence was presented by which BZA could reasonably conclude that the special exception would adversely affect the public interest. See Restaurant Row Assocs., 335 S.C. at 216, 516 S.E.2d at 446 (stating that a court will refrain from substituting its judgment for that of the reviewing body, even if it disagrees with the decision).

IV. Conclusion

For the reasons stated herein, BZA's decision denying the special exception should be affirmed and the appeal should be dismissed.


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Attorney for Respondent

March 7, 2014
Columbia, South Carolina

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)
)
Andreas Ganotakis, d/b/a Seven)
Days Food Mart LLC)
)
Petitioner)
)
)
vs.)
)
City of Columbia Board of Zoning)
Appeals)
)
Respondent.)
_____)

IN THE COURT OF COMMON PLEAS

Civil Action No: 2013-CP-40-4051

MOTION FOR RECONSIDERATION
[RULE 59(e)]

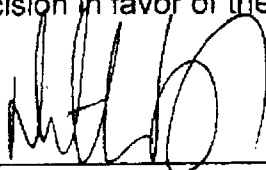
NOW COMES Petitioner, by and through undersigned counsel, and moves this Honorable Court to reconsider its Order affirming the Board of Zoning Appeals denial of the Petitioner's special exception pursuant to Rule 59(e) of the South Carolina Rules of Civil Procedure.

In support thereof, Plaintiff avers as follows:

1. The Court erred in determining that the Board of Zoning Appeal adhered to the only criteria for granting special exceptions;
2. The Court erred in determining that the Board of Zoning Appeals decision was not arbitrary and capricious; and
3. The Court erred in determining than no conflict of interest existed at the Board of Zoning Appeals hearing.

The Petitioner incorporates all arguments made at the hearing of the motion on March 7, 2014 and the Petitioner's brief of July 12, 2013.

WHEREFORE, the Petitioner prays this Honorable Court grant him reconsideration of its Order affirming the Board of Zoning Appeals decision pursuant to Rule 59 (e) of the South Carolina Rules of Civil Procedure and to issue an order reversing the Board of Zoning Appeals decision in favor of the Petitioner.



Dietrich A. Lake
Attorney for Plaintiff
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June 10, 2014
Columbia, South Carolina

THE STATE OF SOUTH CAROLINA
In the Circuit Court

APPEAL FROM CITY OF COLUMBIA
Board of Zoning Appeals

Case No.: 13-041-SE

Andreas Ganotakis, d/b/a Seven Days Food Mart LLC,.....Petitioner,

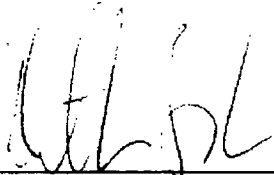
v.

City of Columbia Board of Zoning Appeals.....Respondent.

NOTICE OF APPEAL

The Petitioner hereby appeals the attached Order of the City of Columbia Board of Zoning Appeals. The Petitioner received written notice of the Order on June 29, 2013.

July 12, 2013


Dietrich A. Lake
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Attorney for Petitioner

FILED
2013 JUL 15 AM 9:21
J. A. HETTLER
C.G.P. & S.
McBRIDE

THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM RICHLAND COUNTY
Court of Common Pleas

The Honorable Eugene C. Griffith, Jr., Circuit Court Judge

Case No.: 2013-CP-40-4051

City of Columbia Board of Zoning Appeals,.....Respondent,

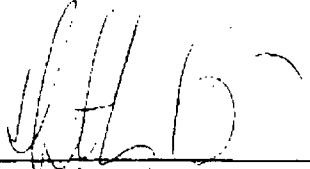
v.

Andreas Ganotakis, d/b/a Seven Days Food Mart, LLC,.....Appellant.

NOTICE OF APPEAL

The Appellant hereby appeals the attached Orders of the Honorable Eugene C. Griffith, Jr., filed June 4, 2014, and July 30, 2014. The Appellant received written notice of the first Order on or about June 11, 2014 and notice of the second Order on or about August 8, 2014.

RECEIVED
SC Court of Appeals


Dietrich A. Lake
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Attorney for Appellant

August 25, 2014

RICHLAND COUNTY
FILED
2014 AUG 25 PM 2 06
JEANNETTE W. MOORE
C.C.P. & G.S.

Other Counsel of Record

Peter M. Balthazor
City of Columbia
PO Box 667
Columbia, SC 29202

State of South Carolina)
) Court of Common Pleas
County of Richland) 2013-CP-40-04051

Andreas Ganotakis)
 vs.) Transcript of Record
)
City of Columbia Board of)
Zoning Appeals)
 DEFENDANT)

March 7, 2014
Columbia, South Carolina

B E F O R E:

Honorable Eugene C. Griffith, Jr., Judge

A P P E A R A N C E S:

Dietrich A. Lake, Esq.
Attorney for the Plaintiff

Pete Balthazor, Esq.
Attorney for the Defendant

Joy E. Holston
Official Court Reporter

1 THE COURT: The next one is Ganotakis and the Zoning
2 Board. Mr. Lake and Mr. Balthazor.

3 MR. BALTHAZOR: Your Honor, I don't know if you have
4 read, Mr. Lake's consent, I will hand it up. What I have
5 handed up right now, I have got a copy of the City's
6 return, it is filed, to the petition which includes an
7 entire documentary record of the proceedings before the
8 Board of Zoning Appeals, all of the evidence that was
9 presented, got a copy of the minutes there. I wanted to
10 hand up to the Court today, and I have discussed with Mr.
11 Lake is sort of an unofficial transcript of the hearing.
12 I don't think there is anything in the statute that ever
13 required the City to provide an official transcript. But
14 I have had my assistant type up that transcript. It is
15 not perfect. I have just got a memorandum of law to hand
16 up and certified copies of the Board sections that are
17 applicable today.

18 THE COURT: Mr. Lake, you are the appealing party,
19 are you not?

20 MR. LAKE: Yes, sir.

21 THE COURT: You said you submitted a memorandum?

22 MR. LAKE: Yes. It should have been attached.

23 THE COURT: I have got it. Okay. So this is case
24 Ganotakis versus Board of Zoning Appeals. Mr. Lake, this
25 is your request for appeal. I will hear from you.

1 MR. LAKE: Thank you, Your Honor, may it please the
2 Court. This is an appeal from a decision by the Zoning
3 Board to deny my client, Mr. Ganotakis, a liquor license
4 at Seven Days Food Mart, LLC, which is currently kind of a
5 convenient store, sells beer and wine and also a liquor
6 store. Just by way of a little background, Your Honor,
7 Mr. Ganotakis had gotten a license to get this facility
8 back in September of 2012, September 21. In January, 2013
9 he obtained a liquor license from the Department of
10 Revenue which allowed him to own a liquor store. They
11 contacted him and provided some information as to what he
12 needed to do in order to comply with the statute and get a
13 license. Mr. Ganotakis did that at that time, obtained
14 his license and then opened his liquor store in accordance
15 with what the Department of Revenue had advised him.
16 Sometime shortly thereafter, I guess the City, Mr.
17 Ganotakis learned that there was a special exception that
18 as required as far as this particular district with is a
19 C-3 district here in the City, City of Columbia. I think
20 you have been provided with a copy of the description of a
21 C-3, general commercial district. This particular case
22 with liquor stores, it does allow, it does permit special
23 exceptions as long as the party complies with whatever
24 restrictions that may be placed. Our argument is, is that
25 when this matter came before the Board on appeal for these

1 special exceptions that the Board committed errors in law
2 in terms of a determination in denying Mr. Ganotakis his
3 license. Your Honor, section 17-112, you do have a copy
4 of, section C or 2C lays out really the only factors for
5 criteria by which the Zoning Board can essentially decide
6 whether they are going to grant it, special exception, in
7 a case of a liquor store. They laid out essentially five
8 standards, it is traffic impact, vehicle and pedestrian
9 safety, potential impact of noise, light, fumes or
10 obstructions or air flow. Number four, the adverse impact
11 of the proposed use of esthetic character of the location.
12 And number five, the orientation and speaking of the
13 improvements on that particular location. Your Honor, if
14 you look at the, what would be the Zoning Board's decision
15 which would be on the appeal pages one and two.
16 Essentially out of those five criteria they decided they
17 were going to deny Mr. Ganotakis' special exception based
18 upon number 2(b), would create a vehicle or pedestrian
19 safety problem. And then what would be number 4, it would
20 affect the esthetic character of the particular location.
21 Your Honor, I would submit that if you look at the minutes
22 in this particular case, along with the transcript that is
23 provided, that they made their decisions upon incomplete
24 and speculative type of testimony in terms of their
25 decision making. In this particular scenario I provided

1 the Court with a case that was just almost analogous to
2 this situation which is the case of Wyndham Enterprises
3 versus the City of North Augusta. It is cited as 735 S.E.
4 2d 659. And in that case you have a situation that there
5 is a firework station and they had to see, get a, obtain a
6 special exception in order to open that particular
7 location which is almost identical to Mr. Ganotakis'. And
8 when they had people come in and testify to essentially,
9 when they got up there and testified in these hearings,
10 essentially, well, we believe in general terms that
11 somehow opening a, in that particular case, a firework
12 stand, and Mr. Ganotakis case, a liquor store brings down
13 the value of this property or increases crime in these
14 particular areas and things of that sort. And based upon
15 that type of, speculative type testimony where no
16 individual testified as to any specific harm to their
17 specific property and how that particular business, the
18 firework stand affected their particular product or their
19 particular home, you know, the Court or the Circuit Court
20 actually overturned that particular decision. They
21 basically said that in terms of making, I beg the Court's
22 indulgence, they basically intended, Your Honor, that the
23 decisions of the Zoning Board must be supported by
24 competent substantial and material evidence. And in this
25 particular case, as you look through the transcript, Your

1 Honor, I think you have a copy of the video also, there is
2 absolutely no competent evidence as to any affects that
3 this liquor store would have on their premises. You had
4 maybe one or two individuals that may have spoken
5 generally in regards to liquor bottles that may have been
6 located, not even at this particular location but on
7 trails that aren't even connected to Mr. Ganotakis'
8 property at all. And none of these individuals testified
9 that these particular liquor stores came or this
10 particular liquor or alcohol came from Mr. Ganotakis'
11 store. So, Your Honor, we believe that type of testimony
12 is speculative in that which Wyndham, the Court of Appeals
13 agreed that that is not something that the Court should
14 essentially consider. I would also point, Your Honor,
15 that one of their officer's, an officer who came and
16 testified essentially at the hearing gave specific
17 testimony, essentially saying that that is in no way that
18 you could say that, by her statistics, by opening a liquor
19 store that it increased crime or increased traffic or
20 increased any sort of hazards. In fact, I think her
21 testimony was that it was the exact opposite especially in
22 regards to Mr. Ganotakis' location. That is really
23 specifically what we are talking about, liquor store as in
24 regards to his location. But she found that there had
25 never been any incidents at his location. The Court

1 speaks of, they consider the issue of proliferation. They
2 talk about proliferation and proximity to a school in this
3 particular matter. Yet, Your Honor, there have been no
4 issues of any crime reported at the liquor store that is
5 directly in front of the school or from the Food Lion.
6 They cite records in here at that particular time that
7 there has been proliferation. By my calculation, Mr.
8 Ganotakis' liquor store, there is only two liquor stores
9 on that particular street. The only other place that
10 sells, I think, that is in close proximity is a Food Lion.
11 Every other item or store that they have cited and it is
12 in my brief, all of the locations are on North Main Street
13 or on different streets that are not associated with where
14 my client's business is located. But again, Your Honor,
15 that is not even one of the criteria by which they are
16 required to make a decision. And when you watch the video
17 and you listen to the audio, Your Honor, you will hear
18 them specifically refer to the criteria but the
19 proliferation of a liquor store is not a criteria. We are
20 arguing that there is an error by him considering that
21 particular factor because that is not even something that
22 they are required to even consider.

23 THE COURT: You said a convenient store selling beer
24 and wine.

25 MR. LAKE: Yes, Your Honor. He opened the convenient

1 store, he was selling beer and wine there. There was no
2 problems, there was no issues. The very thing they were
3 discussing in terms of a problem regarding, you know, I
4 addressed the first issue of the vehicle or pedestrian
5 safety. I mean that place and even the Zoning Board
6 members said, there had been previous businesses that had
7 been there. There was an Auto Zone once before and also
8 been a shoe store for a long period of time. And then Mr.
9 Ganotakis came to that location and opened up his
10 convenient store that was allowed to sell beer and wine.
11 And there had never been any issue of any vehicle or
12 pedestrian safety issues. And when the officer or someone
13 was asked about it, no one could testify specifically that
14 there had been an accident at that location. So, Your
15 Honor, we would argue that there has been, there was no
16 competent evidence presented to the Zoning Board at that
17 particular time and there has never been any issues with
18 traffic or any specific problems at that location in terms
19 of pedestrian safety or vehicle safety. I know they
20 mentioned something in reference to the fact, well, this
21 is a four-lane road with two medians, two lines in the
22 middle of the road and no median or something along those
23 lines. But that has been the case for decades. Food Lion
24 has been there without any issues, the previous liquor
25 store, the store that Mr. Ganotakis has operated. And,

1 Your Honor, if you look at the, the information that has
2 been presented, there are kind of aerial views of that
3 location. There are a number of businesses on both sides
4 of that road. I mean, if you want to sit there and, you
5 know, make that specific to Mr. Ganotakis' business I
6 think that is improper because whether you are going down
7 Fairfield toward North Main or going back towards I-20,
8 you are going to face the same thing in terms of the fact
9 that there is two, you know, four-lane road with no
10 median. So I do believe that is just a, you know, what
11 the Court described in Wyndham as being arbitrary and
12 capricious. And that is one of the reason's why we think
13 this decision should be reversed. The other thing, Your
14 Honor, they talk about esthetic character of the location.
15 You know, one of the powers the Zoning Board has is to
16 basically say, we are going to impose circumstantial's that
17 you can't have so many posters or so many things or things
18 of that sort.

19 THE COURT: It seems to be a commercial area and if
20 it is a commercial area it is a commercial area.

21 MR. LAKE: Correct.

22 THE COURT: I mean, it is not, a convenient store is
23 a convenient store, a liquor store is not a dramatic
24 change.

25 MR. LAKE: Well, it is not as much of a dramatic

1 change but in this particular case, Your Honor, Mr.
2 Ganotakis thought, he agreed whatever you want us to do,
3 he had some posters in there, inside of his store, not
4 outside his store, inside his windows they thought could
5 be deemed as something that invited kids or invited people
6 to come into his store. So based upon that, they thought
7 that was something that was not esthetically correct for
8 the location. But Mr. Ganotakis offered at that
9 particular time, say, I will take down whatever you want
10 me to take down. I will change the outside of my building
11 in terms of the way it looks, in terms of removing
12 whatever you want me to do which is within their power as
13 opposed to denying, they could just impose some
14 restrictions. They didn't even discuss that with some of
15 the questions and they chose not to do this. So, Your
16 Honor, again, if you look at the law in Wyndham, we do
17 believe their decision has been arbitrary and capricious.
18 So we, based upon that, Your Honor, we would ask that this
19 decision be reversed. One thing, Your Honor, I think is
20 just as important is the fact that the decision was
21 arbitrary and capricious, one of the other reason's why I
22 thought this decision should be decided and overturned is
23 that, because I believe, my client believes that there was
24 a clear conflict of interest in this particular case in
25 terms of what was presented to the Zoning Board and who

1 presented it. In this particular case, Your Honor, there
2 was an attorney who was hired by City Council to
3 essentially come in and, you know, argue before the Zoning
4 Board. And, Your Honor, we believe in this particular
5 case that is essentially a conflict of interest. Because
6 in this particular case, usually the City Attorney
7 represents both the City, represents both the Zoning Board
8 and all other agencies of the City in this particular
9 matter. And he is the person charged with that
10 responsibility. Your Honor, he didn't do that in this
11 particular case and I think that is clearly the reason why
12 he didn't do that because there was a clear conflict of
13 interest because he can't represent one interest and then
14 go in there and argue against the interest of another. It
15 is suppose to be an independent Board that is suppose to
16 kind of make the decision. In this particular case he
17 came in there under the authority, and I think if you read
18 some of the terminology you will hear that the Board was
19 kind of concerned by the fact that he is coming before
20 them. It is almost as if he is saying, I think really
21 kind of unduly influencing their decision. I think a lot
22 of it came down to unduly influencing. But he goes in
23 there under the authority of City Council, wouldn't
24 necessarily explain what his role, who authorized him to
25 do those things. But he did say he was compensated to

1 represent them in this interest and then in another type
2 of interest appeal or something like that. Your Honor, I
3 think that was kind of disconcerting in terms of his
4 ability to come in there and testify. If you look at, I
5 think, I cited one of the statutes in regards to the
6 City's responsibility as relates to zoning and then Zoning
7 ultimately decides these issues. And that the City
8 Council can play no active role in either interpreting or
9 trying to enforce the statute. The only thing that they,
10 their sole role is to essentially, if someone wants to
11 submit some information to them, for them to change the
12 law or repeal the law or amend the law, they have that
13 authority and have the ability to do that. But other than
14 that they cannot play any role in. In this particular
15 case, Your Honor, our argument is that the City clearly
16 was trying to or City Council was clearly trying to
17 influence the decision of the Board by having this
18 attorney go in there, knowing that the City itself, I
19 believe, appoints the Board. And to have someone go in
20 there, it is almost, specifically, well actually I think
21 he testified that they do this specifically for liquor
22 stores. No other business, you can never really, no one
23 ever explained by you distinguish liquor stores from any
24 other type business that makes it like, like Food Lion or
25 any other convenient stores. But they have kind of carved

1 out this ditch without explaining how and how it violates
2 their ordinances, how they are allowed to then say
3 specifically that we are going to just target liquor
4 stores. So, Your Honor, based upon those factors I would
5 ask this Court to, as a conflict of interest that was not
6 disclosed, should have been disclosed, the individual
7 should not have been there. So therefore based upon that
8 and the arbitrary capriciousness of the decision, we ask
9 that it be reversed.

10 THE COURT: Okay.

11 MR. BALTHAZOR: May it please the Court.

12 THE COURT: Tell me your name.

13 MR. BALTHAZOR: Pete Balthazor. Today I am here on
14 behalf of the City of Columbia Board of Zoning Appeals,
15 may refer to it as BOZA just so everyone is clear on what
16 I am referring to. Let me start off just by discussing a
17 little bit of the standard of review for the Court in
18 these matters. The petitioner may not agree with the
19 decision of the Board in this matter. The entire world
20 may not agree with the decision of the Board in this
21 matter. But if there is any evidence in the record to
22 support the Board's decision in this matter must be upheld
23 by the Court. It is a very differential standard of
24 review for a Board's findings and rules in a matter such
25 as this. As far as the criteria that the Board deals with

1 when it looks at a special exception. Mr. Lake mentioned
2 the five criteria that are listed in 17-112. There are,
3 in addition to those five criteria, started like with the
4 traffic impacts or vehicular, pedestrian safety, there is
5 also a couple of other criteria that the Board is required
6 to look at in these type cases. The first one is that the
7 Board shall make a finding that the special exception will
8 not adversely affect the public interest. That is
9 something that the Board, under the ordinance, is required
10 to look at. If they don't look at that and if they don't
11 make a ruling based on facts on that a decision can be
12 overturned because the Board did not make that finding.
13 Another thing that the Board must look at, I guess another
14 criteria you would call, is that the Board, a specialist
15 from the Board must find that a special exception is in
16 harmony with the intent and purpose of the zoning
17 ordinance. And if the Board's order, which is found on
18 page two of the record submitted to the Court, the Board
19 addressed all of those different criteria. You address
20 those five criteria that Mr. Lake referred to, it also
21 addressed the public interest. And specifically the Board
22 found that the special exception would adversely affect
23 the public interest due to the proximity to a middle
24 school and the proliferation of liquor stores in the area.
25 So the next question, that was the Board's ruling. The

1 next question for us then, is there evidence in the record
2 to support that decision, first of all, just talking about
3 the public interest and the statement that the Board made
4 there, that criteria they are required to look at. First
5 of all, is the liquor store, the proposed liquor store in
6 proximity to a middle school. Yes, it is. That is
7 undisputed evidence, that is not speculation, that is not
8 opinion, that is hard evidence that is in the record. On
9 pages 4, 5, 7 and 13 of the record there is photographs
10 showing the location of the liquor--

11 THE COURT: I got the location, you don't need to
12 keep hammering on that.

13 MR. BALTHAZOR: Got ya. There is also evidence in
14 the record concerning the number of liquor stores and that
15 is something that the Board referred to here, was the
16 proliferation of liquor stores in the area. There is
17 undisputed testimony that there are, if this liquor store
18 was allowed in this area there would then be four liquor
19 stores within a one-mile radius of the middle school that
20 is there at that location. That is undisputed testimony
21 also. The number of liquor stores is not something that
22 is opinion or conjecture writing on it, that is a hard
23 number that is out there. So BOZA took that evidence,
24 they took that evidence of a proximity to a school, they
25 took the evidence of the number of liquor stores in the

1 area and they applied that to the public interest criteria
2 that they are required to look at and they said, it is not
3 in the public interest to have this liquor store in
4 proximity with all of these other liquor stores here. And
5 so at some point, and I think as one of the Board members
6 recognized, at some point the Board, if the facts support
7 it, can in the public interest say enough is enough for
8 some use like this because we are not talking about a use
9 that as of right. We are talking about a use that you
10 have got to come and get a special exception for. And so
11 the Board, and here the public came out too. There is
12 members of the public, neighborhood representatives came
13 out and pointed out the proximity to the school to the
14 Board, pointed out the number of liquor stores in the
15 area. This is not just something that the Board took
16 notice of on their own. Evidence was brought to the Board
17 about these facts. So I think looking at the petitioner's
18 brief, the petitioner I think wants the Court to take a
19 different view of the evidence and say, well, in Your
20 Honor's view that the proximity to the liquor store is not
21 so close to the middle school that it affects the public
22 interest or this number of liquor stores is not so much
23 that it affects the public interest. But I don't think
24 that is in the Court's discretion to do right now. That
25 was the Board's decision to make and the Board made that

1 decision based on those facts. If it had been a different
2 Board just like say, a different jury looking at a issue,
3 a different Board may have come down differently on that.
4 But this Board came down on the public interest that this
5 use would not be in the, not be in the public interest.
6 As far as the Wyndham case, I wanted to address the
7 Wyndham case, that came out in 2012, I am sure that case
8 certainly gave heart to some applicants like the
9 petitioner here who have been denied a special exception.
10 But Wyndham is different than this case because the
11 evidence that the Board relied upon here in this case,
12 like I said earlier, is not opinion or conjecture, it is
13 hard evidence. There are three liquor stores in the area.
14 There is a school right there. There is not, the evidence
15 that the Board is relying on in this case is not some
16 vague testimony about, hey, we think there is going to be
17 more traffic here because of this thing, or hey, we think
18 that property values are going to decline because of this.
19 When the Board made its decision on public interest the
20 Board did that based on the hard facts that were submitted
21 to the Board. So I don't think Wyndham even would apply
22 in this instance. There were a couple of other criteria
23 that the Board relied on in making its decision. First of
24 all, the Board said that the use would create a vehicular
25 or pedestrian safety problem. I submit there is evidence

1 in the record concerning that determination by the Board.
2 This used to be, I think there is evidence in the record
3 that this used to be a parts store or used to be a shoe
4 store, now it is a convenience liquor store, certainly
5 will get more foot traffic and that it was, I think,
6 expressed in the record. Certainly will get more foot
7 traffic from children, from kids, going up and down the
8 sidewalk. There is evidence in the record as to that,
9 that kids walk to school. And so a parts store is not
10 going to be trafficking kids across the street and go to a
11 parts store. But now there is a convenient--

12 THE COURT: You can't tell me that it makes sense
13 that a convenient store attracts kids, but a convenient
14 store, liquor store attracts more kids. I am not buying
15 that. A convenient store attracts kids, I know that, it
16 is already there.

17 MR. BALTHAZOR: The convenient store is already
18 there.

19 THE COURT: So I am not saying that a convenient
20 store, liquor store is going to attract more kids. I
21 wouldn't think that that would make a bit of difference,
22 that a convenient store and a doughnut shop, yeah okay, I
23 will buy that.

24 MR. BALTHAZOR: Not necessarily children then. There
25 is evidence that kids do go up and down that street and I

1 think that is part of the argument though, that is more
2 the argument towards public interest. Here you have got a
3 liquor store in an area where children are walking up and
4 down the street. Foot traffic though, there is testimony
5 that foot traffic will be increased in this area. The
6 other thing that BOZA touched on was the esthetic care for
7 the environment, of the environs--

8 THE COURT: See, that is where you kind of lose me,
9 well, there is too many liquor stores in the area so we
10 are not going to give you permanent the esthetics.

11 MR. BALTHAZOR: Well, these are, and all of these I
12 think can be mutual exclusive. I mean the Board has to
13 consider and that is what the Board is required to do, is
14 to consider all five of these criteria. So they did that
15 which they have to do which is their duty. But once they
16 determine it was not in the public interest the facts did
17 not support that. That is probably--

18 THE COURT: I like that as your stronger argument.

19 MR. BALTHAZOR: That is probably as far as the Board
20 had to go. I will touch on real quick the conflict of
21 interest issue. Yes, it is true that in this instance, it
22 is my understanding that City Council hired a private
23 attorney to go and make a presentation to BOZA in
24 opposition to this liquor store. I do not believe that
25 that is a conflict of interest because City Council, City

1 Council can and has in the past appealed decisions of the
2 Board of Zoning appeals. City Council's impower to do so
3 pursuant to State code 6-29-820(a) which states an officer
4 or agent of the City can, an officer or an agent of the
5 appropriate governing authority can appeal a decision of a
6 Board of Zoning appeals. And the only way an officer or
7 agent of the City, say the City manager is going to be
8 able to bring an action in the name of the City, is to get
9 City Council's approval to do so. If City Council can
10 bring actions contesting Board action, there is no reason
11 the City can't also hire someone to make their views known
12 at a Board of Zoning appeals hearing. And in this case
13 there is no evidence of actual prejudice here. This
14 argument about conflict of interest was brought up after
15 the fact, it was not brought up at the hearing, it was a
16 four to two decision by the members of BOZA. If the
17 petitioner is claiming prejudice I think there has got to
18 be some evidence of actual prejudice. I don't think there
19 is any evidence of any prejudice here. There is no
20 evidence of any conflict of interest here either. I think
21 a conflict of interest in this situation would be geared
22 more towards whether some Board member had some financial
23 interest in some decision. There is no evidence of
24 anything like that. So, based on that I have also
25 submitted a brief to the Court. I will just rest on the

1 brief and the arguments unless the Court has any
2 questions.

3 THE COURT: I understand, I have got to read
4 everything.

5 MR. BALTHAZOR: Certainly.

6 THE COURT: That is the long and short of it, I have
7 got to read all of this.

8 MR. BALTHAZOR: I don't mind submitting proposed
9 orders if the Court needs that.

10 THE COURT: I may request that later. Anything else,
11 Mr. Lake?

12 MR. LAKE: Yes, briefly, Your Honor. I think Wyndham
13 is actually right on on this case because that is the case
14 where they had, if you have had a chance to read it, they
15 had multiple fireworks in that particular location and the
16 Court found it has arbitrary and capricious. And I point
17 out to you again, you look at the criteria and I think
18 those five factors, there is no such thing as a public
19 interest criteria that is cited in terms of their special
20 exceptions. And I will point to you, one thing that, you
21 know, Mr. Cromartie, who is the head of the Board and you
22 will have this in his transcript and in the minutes. One
23 of the last things he said, unless this Board can change
24 the State law he could see no grounds to deny this request
25 as presented. I clearly think, I mean their decision

1 denies is definitely arbitrary. And to say that Mr.
2 Ganotakis wasn't prejudiced by the conflict of interest
3 is, doesn't pass the test in this particular case because
4 his appeal was denied. And you can see, when you have a
5 chance to look at the minutes and have a chance to watch
6 the video, Your Honor, you will see some of the Board
7 members showing great deference to him and basically
8 telling him, well, you need to kind of do this or have the
9 Board do this right here or tell the Board, I am sorry,
10 tell Council this right here and they need to have this
11 right here changed. So you can tell there was some kind
12 of influence and they definitely were unduly influenced by
13 his presentation. And I think they thanked him for coming
14 down there, something along those lines, in speaking on
15 behalf of Council. So I think there is clearly a
16 conflict, I never heard why the City Attorney himself
17 whose responsibility it is or his staff to come down there
18 and represent the interest of the City Council. Why that
19 office never presented themselves and testified. And I
20 will close with just one thing in regards that right
21 there. When it comes to zoning I think section 1781 of
22 the Code of Ordinance for the City, as it relates to City
23 Council, it basically says, you will see this in my brief,
24 it says City Council shall not include hearing in deciding
25 questions of interpretation and enforcement which may

1 arise. The City Council shall have only the
2 responsibility in acting on proposals or amendment or
3 reappeal. That clearly says that is their only
4 responsibility of that Zoning Board. Hiring of an
5 attorney to go in there and argue against, specifically a
6 liquor store definitely exceeds that authority.

7 THE COURT: All right. I will read y'all's
8 submissions and let y'all know what I need from y'all, if
9 anything else.

10 MR. LAKE: Thank you, Your Honor.

11 MR. BALTHAZOR: Thank you.

12 *** END OF REQUESTED TRANSCRIPT OF RECORD ***

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CERTIFICATE OF REPORTER

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State of South Carolina)
)
County of Newberry)

I, Joy E. Holston, Official Court Reporter for the
Eighth Judicial Circuit of the State of South Carolina, do
hereby certify that the foregoing is a true, accurate and
complete transcript of record of the proceedings had and
evidence introduced in the trial of the captioned case,
relative to appeal, in the County of Richland, South
Carolina on the 7th day of March 2014.

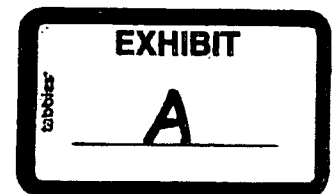
I do further certify that I am neither of kin,
counsel nor interest to any party hereto.

October 15, 2014



Joy E. Holston, Court Reporter

My Commission expires: March 13, 2016



Board of Zoning Appeals)
)
City of Columbia) **ORDER**
) **ON A SPECIAL EXCEPTION**

Date Heard: June 11, 2013
Case Number: 13-041-SE
Property: 5050 Fairfield Road (TMS# 11701-02-20)
Zoning District: C-3 (General Commercial)
Applicant: Andreas Ganotakis, Seven Days Food Mart LLC
Other Parties in Interest: None.

The City of Columbia Board of Zoning Appeals held a public hearing on June 11, 2013 to consider the special exception request of Andreas Ganotakis, Seven Days Food Mart LLC, Applicant, pursuant to City of Columbia Code of Ordinances §17-112 and 17-258 to permit the establishment of a liquor store in a C-3 district.

After consideration of the evidence and arguments presented, the Board decides as follows:

Findings of Fact:

Notice of public hearing for this case was posted on the property, as well as notice was published in a newspaper of general circulation within the city no less than 15 days prior to the hearing.

§17-258 of the City of Columbia Code of Ordinances states that a liquor store (SIC 592) shall require review and approval by the Board of Zoning Appeals as a special exception in the C-3 districts. The applicant requested a special exception to establish a 464 sq. ft. liquor store in a 5,950 sq. ft. building near the Northway Plaza shopping center and Alcorn Middle School on Fairfield Road. The building is across Fairfield Road from the Northwood Hills subdivision and a cemetery. An existing liquor store is within Northway Plaza and within sight of the proposed liquor store. Other uses in the applicant's building include an associated ~~convenience~~ store and a storage area not associated with the applicant.

The Zoning Division approved a business license application for a ~~convenience store~~ on September 21, 2012, and the building and fire department inspections of the business were completed by September 28, 2012. To the best of our understanding, the applicant built a non-permitted wall to separate the uses afterward. According to the South Carolina Department of Revenue, the beer and wine application and the retail liquor store licenses were active as of January 17, 2013.

Conclusions of Law:

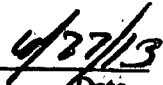
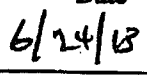
Pursuant to the Standard of Review in granting a Special Exception (§17-112), we have heard the testimony and reviewed the Applicant's request for a special exception to establish a liquor store. Based on the foregoing, we conclude as a matter of law that the

applicant has not met all criteria set forth in §17-112 (2)(c) of the City of Columbia Code of Ordinances and we make a ruling considering the following:

1. A liquor store may be permitted as a special exception by the Board of Zoning Appeals in the C-3 districts, however the special exception would adversely affect the public interest due to the proximity to a middle school and the proliferation of liquor stores in the area; and further the intent of the C-3 district is to avoid depreciation of property values in adjacent areas and a proliferation of liquor stores would contribute to this depreciation.
2. The proposed use, when operated in conformance with the application, submitted documents, and testimony presented to the Board during the public hearing:
 - a. Would not negatively impact traffic circulation;
 - b. Would create vehicular or pedestrian safety problems in that Fairfield Road is a four lane road without a median or nearby crosswalks;
 - c. Would not create noise, lights, fumes, or otherwise obstruct air flow to the detriment of adjoining properties;
 - d. Would impact the aesthetic character of the environs, especially in regards to the proliferation of signs on the photograph submitted during testimony; and
 - e. Would not negatively impact the orientation or spacing of improvements or buildings.

Therefore, based on the foregoing, the Applicant's request for a Special Exception to establish a liquor store as described above is hereby **DENIED**.

AND IT IS SO ORDERED!

	
Ernest Cromartie III, Chairman	Date
	
K. Brian Cook, Zoning Administrator	Date

Date Mailed to Applicant
and Other Parties of Interest:

6/28/13 ATC

**NOTICE OF APPEAL TO CIRCUIT COURT MUST BE FILED WITHIN
THIRTY (30) DAYS AFTER THE DATE THIS ORDER WAS MAILED**



01

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
None

Send To
 Andreas Ganotakis
 Seven Days Food Mart LLC
 5050 B Fairfield Road
 Columbia, SC 29203

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Postage	\$
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Return Receipt Fee (Endorsement Required)	

Postmark
None

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name) Leon Joseph Date of Delivery 06/29/13

C. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

Andreas Ganotakis
 Seven Days Food Mart LLC
 5050 B Fairfield Road
 Columbia, SC 29203

3. Service Type

☒ Certified Mail	☐ Express Mail
☐ Registered	☐ Return Receipt for Merchandise
☐ Insured Mail	☐ G.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

Article Number
 (transfer from service label) **7012 1010 0000 8012 0573**

Form 3811, February 2004

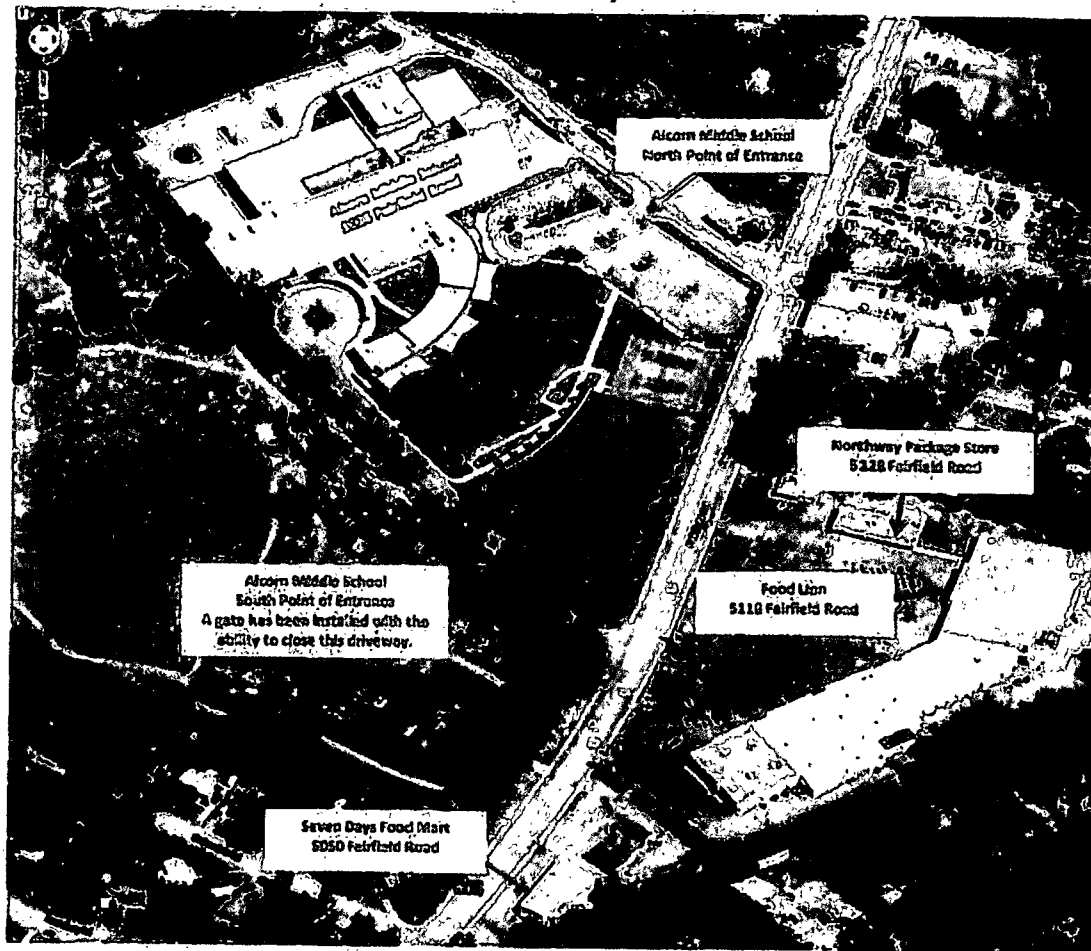
Domestic Return Receipt

102505-02-M-1540

COLUMBIA
 Planning and Development
 PO Box 147 / Columbia

Google

5000 Fairfield Road, Columbia



6/6/2013

Columbia Police Department Professional Standards Division

1

EXHIBIT A

Presenter Charlton Spencer

Case No. 13-041-SE

Date 6/11/13

BZA004



Northway Package Store

Food Lion

Looking to the LEFT



Looking to the RIGHT

Seven Days Food Mart

Photographs were taken standing at the stop sign at the end of the school's (south) driveway.
(Zoom/magnification levels are the same in the photographs above.)



EXHIBIT B

Presenter Chaplan Spencer

Case No. 13-041-SE

Date 6/11/13

EXHIBIT C

Presenter Christie Savage

Case No. 13-041-SE

Date 6/11/13



EXHIBIT D

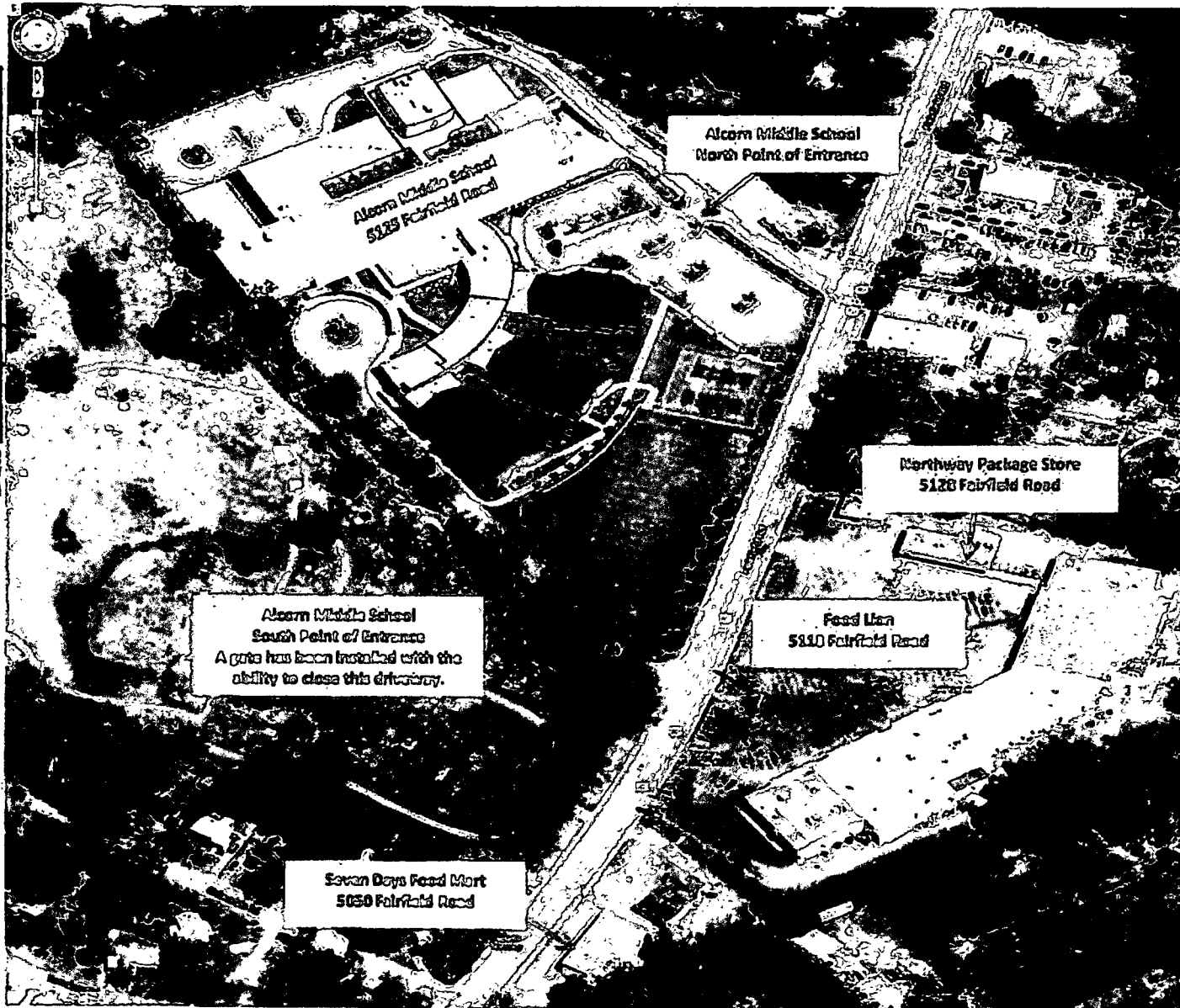
Presenter Insp. Hartley CPD

Case No. 13-041-SE

Date 6/11/13

Google

5000 Fairfield Road, Columbia



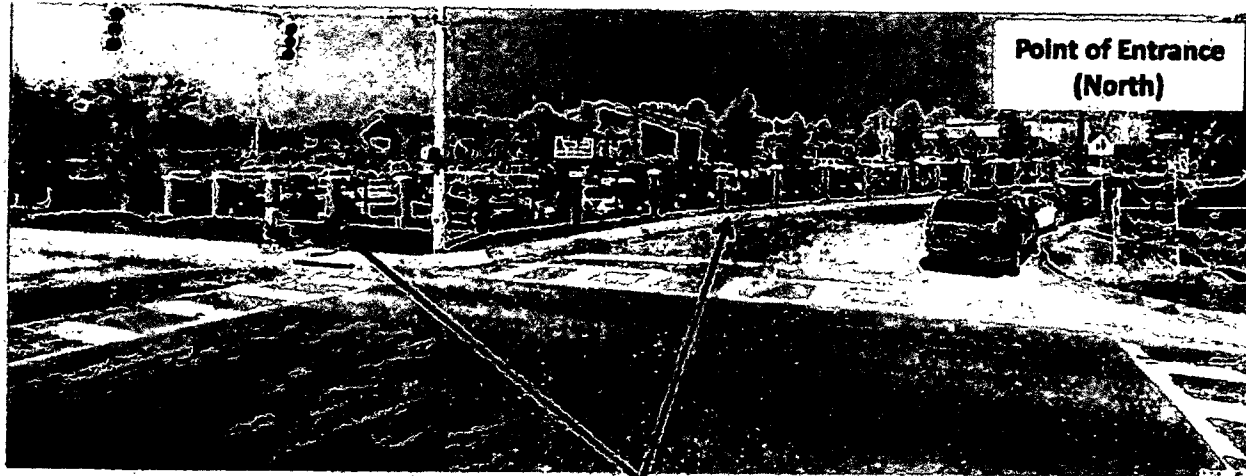
6/6/2013

Columbia Police Department Professional Standards Division

BZA007

070

**Alcorn Middle School
5125 Fairfield Road, Columbia**



North Entrance
(Image: Googlemaps)

This parking lot entrance is the closest point of entrance to the north side of school grounds from Fairfield Road.

There are no walk gates in the fencing.



South Entrance
(Image: Bingmaps)

The school has recently installed a gate at the end of the existing fence that has the ability to close the driveway. This is the closest point of entrance to the south side of the school grounds from Fairfield Road.

Alcorn Middle School

View From Intersection of Fairfield Road and Alcorn's Driveway (South of the School)



Northway Package Store

Food Lion

Looking to the LEFT



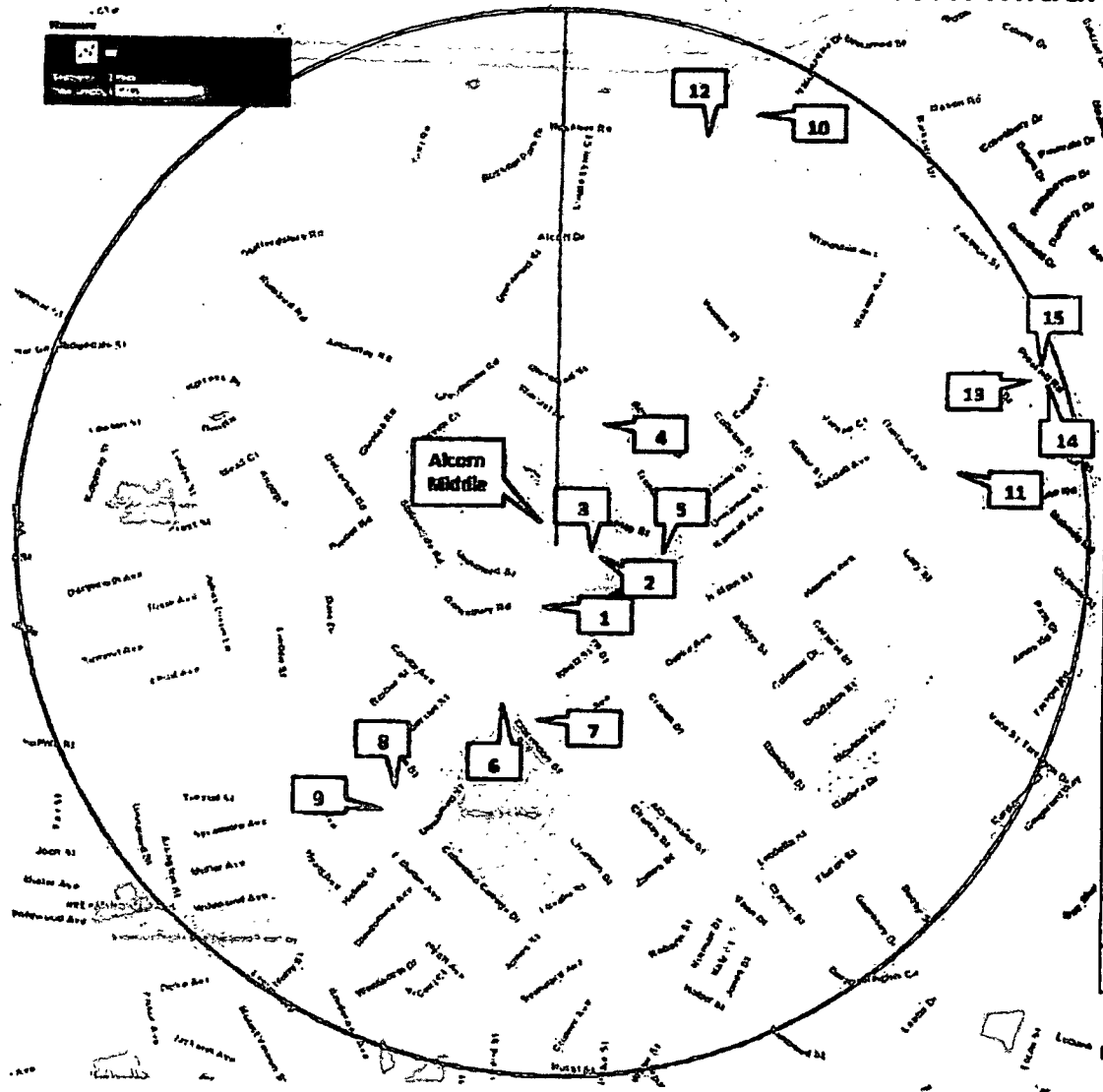
Looking to the RIGHT

Seven Days Food Mart

Photographs were taken standing at the stop sign at the end of the school's (south) driveway.
(Zoom/magnification levels are the same in the photographs above.)



Fifteen Businesses Licensed To Sell Alcohol Are Located Within 1 Mile Of Alcorn Middle School



Businesses Licensed To Sell Alcohol Located Within 1 Mile Of Alcorn Middle School 5125 Fairfield Road, Columbia, SC 29203

#	Business Name Business Address	Walking Distance From Business to Alcorn Middle School
1	Seven Days Food Mart 5050 Fairfield Road	695 feet to gate on south side of school 1353 feet to access north side of school
2	Food Lion 5118 Fairfield Road	680 feet to gate on south side of school 915 feet to access north side of school
3	Northway Package Store 5128 Fairfield Road	635 feet to gate on south side of school 829 feet to access north side of school
4	Fast Point 5318 Fairfield Road	1049 feet to access north side of school
5	Community Grocery 1003 Ashley Street	1319 feet to access north side of school
6	Pantry Express #650 4905 North Main St	1690 feet to gate on south side of school
7	CJ Handy Mart (Pou's Place) 4900 North Main St	1920 feet to gate on south side of school
8	El Cheapo 4701 North Main St	2978 feet to gate on south side of school
9	CVS Pharmacy #5596 4627 North Main St	3200 feet to gate on south side of school
10	Pantry Plus 5620 Fairfield Road	4157 feet to access north side of school
11	N Main Beer & Wine 5704 North Main St	4415 feet to access north side of school
12	Pilot Travel Center #712 5501 Fairfield Road	4455 feet to access north side of school
13	Alhambra LLC (Obama Station) 5831 North Main St	5754 feet to access north side of school
14	Rite Aid #11562 5900 North Main St	5801 feet to access north side of school
15	Chapman and Main Spirits 5901 North Main St	5995 feet to access north side of school

Red circle indicates 1 mile radius

n/6/2013

Columbia Police Department Professional Standards Division

BZA010

073

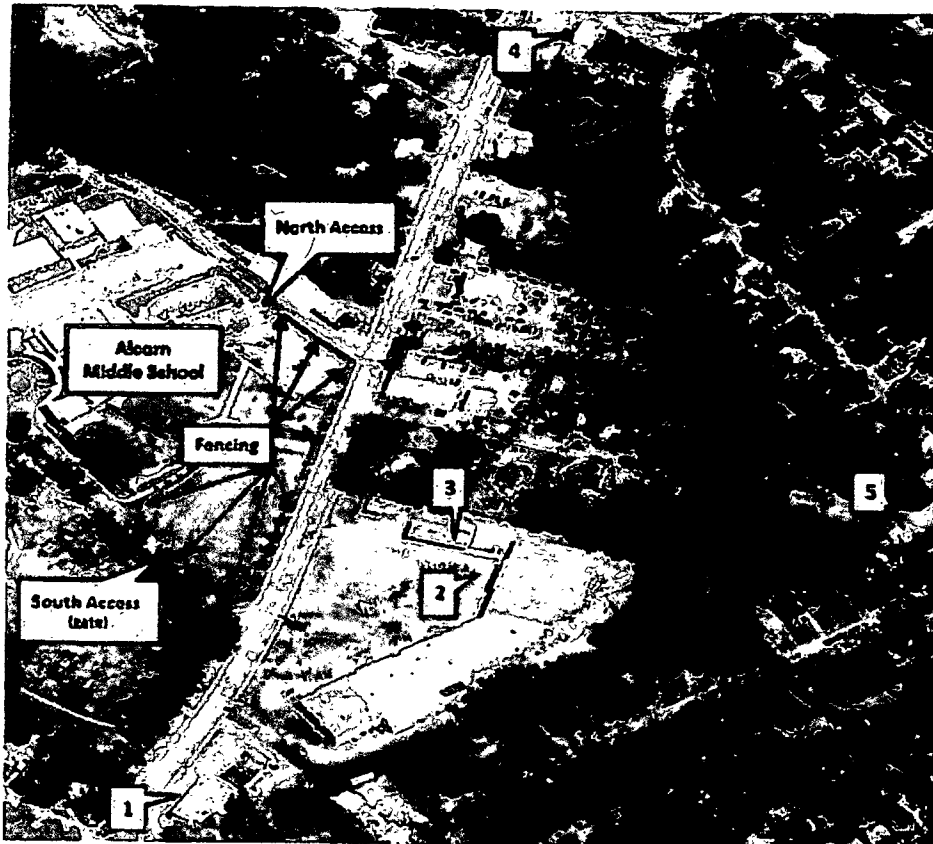
Department of Revenue License Types Held By Businesses Selling Alcohol Within 1 Mile Of Alcorn Middle School

Map #	Business Name	Address	Street Name	License Type
1	Seven Days Food Mart	5050A	Fairfield Road	Off Premises Beer and Wine (6 days/week)
		5050B		Retail Liquor Store
2	Food Lion	5118	Fairfield Road	7 Day Beer/Wine Off Premises Consumption
3	Northway Package Store	5128	Fairfield Road	Retail Liquor Store
4	Fast Point	5318	Fairfield Road	7 Day Beer/Wine Off Premises Consumption
5	Communky Grocery	1003	Ashley Street	7 Day Beer/Wine Off Premises Consumption
6	Pantry Express #650	4905	North Main Street	7 Day Beer/Wine Off Premises Consumption
7	CJ Handy Mart (Paul's Place)	4900	North Main Street	Off Premises Beer and Wine (6 days/week)
8	El Cheapo	4701	North Main Street	7 Day Beer/Wine Off Premises Consumption
9	CVS Pharmacy #5596	4627	North Main Street	7 Day Beer/Wine Off Premises Consumption
10	Pantry Plus	5820	Fairfield Road	7 Day Beer/Wine Off Premises Consumption
11	N Main Beer & Wine	5704	North Main Street	Off Premises Beer and Wine (6 days/week)
	N Main Liquor	5704 1/2		Retail Liquor Store
12	Pilot Travel Center #712	5901	Fairfield Road	7 Day Beer/Wine Off Premises Consumption
13	Alhanik LLC (Obama Station)	5831	North Main Street	7 Day Beer/Wine Off Premises Consumption
14	Rite Aid #11582	5900	North Main Street	7 Day Beer/Wine Off Premises Consumption
15	Cheapway	5901	North Main Street	7 Day Beer/Wine Off Premises Consumption
	Main Spirits	5901A		Retail Liquor Store

BZA011

074

Businesses Licensed To Sell Beer/Wine and/or Liquor In Close Proximity To Alcorn Middle School

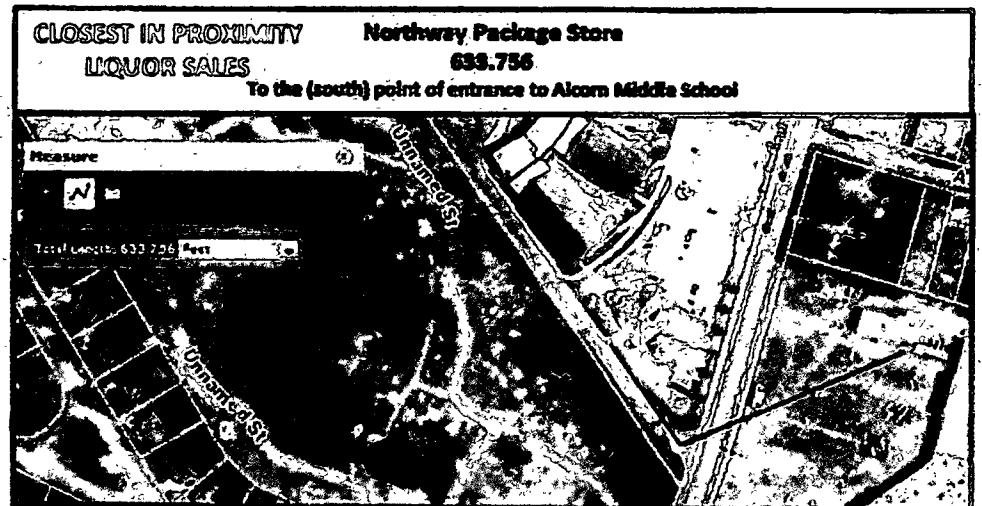
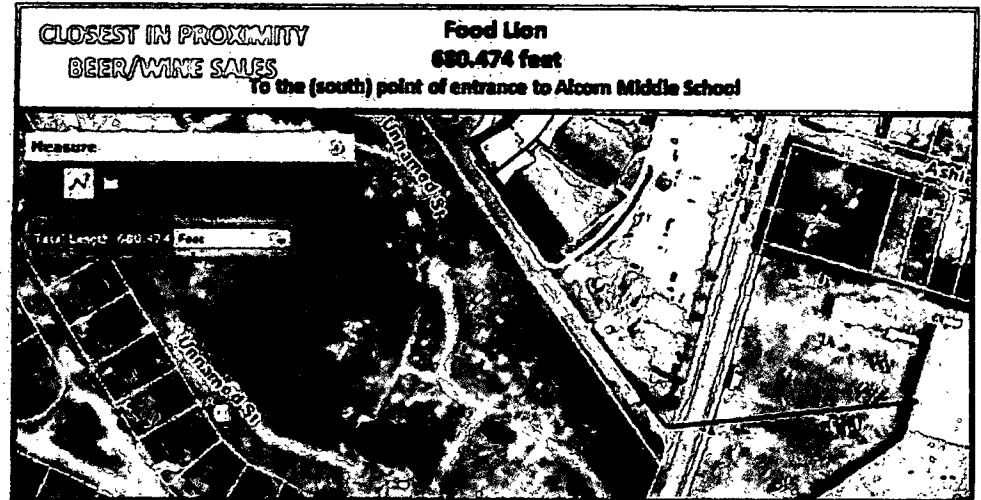


#	Business Name Business Address [Current DOR Licenses]	Walking Distance* From Business To "Point of Entrance" To Access The Grounds Of Alcorn Middle School
1	Seven Days Food Mart 5050 Fairfield Road [Beer/Wine & Liquor]	695 feet to gate on south side of school 1355 feet to access north side of school
2	Food Lion 5118 Fairfield Road [Beer/Wine]	640 feet to gate on south side of school 915 feet to access north side of school
3	Northway Package Store 5128 Fairfield Road [Liquor]	635 feet to gate on south side of school 829 feet to access north side of school
4	Fast Point 5318 Fairfield Road [Beer/Wine]	1,049 feet to access north side of school
5	Community Grocery 1003 Ashley Street [Beer/Wine]	1,319 feet to access north side of school
BEER/WINE SALES: Food Lion the closest in proximity to the school (south point of entry). LIQUOR SALES: Northway Package Store is the closest in proximity to the school (south point of entry).		
*The south gate was installed after the 5-1-13 "door to door" distance estimates. The revised distances above indicate the estimated distance from nearest business entrance to the indicated "point of entrance" of the school grounds. Distances were calculated using Richland County's GEO mapping.		

BZA012

075

Distance Calculations*



The distances estimates are from the nearest business entrance to the closest "point of entrance" to the school grounds.

*Distances were calculated using Richland County's GEO mapping.

BZA013

076

Crime Data Sources

Seven Days Food Mart					
Business Name	Address	Beer/Wine License*	Liquor License	Convenience Store	Gas Station
Seven Days Food Mart	5050 Fairfield Road	Yes (6)	Yes	Yes	No
The businesses listed below were selected for crime data comparison offer similar services and are located within reasonable proximity to Seven Days Food Mart. Businesses have been grouped by their issued DOR license types.					
Businesses Licensed To Sell Beer/Wine					
Business Name	Address	Beer/Wine License*	Liquor License	Convenience Store	Gas Station
Fast Point	5318 Fairfield Road	Yes (7)	No	Yes	No
Community Grocery	1008 Ashley Street	Yes (7)	No	Yes	No
A-1 Food Store	4101 Monticello Road	Yes (7)	No	Yes	No
Amakko Convenience Store	4002 Farrow Road	Yes (7)	No	Yes	No
CJ Handy Mart	4900 N Main Street	Yes (6)	No	Yes	No
* "()" indicates number of days per week that Beer/Wine can be sold for off premises consumption					

Businesses Licensed To Sell Beer/Wine
Crime By Type And Location
January-May 2012 compared to January-May 2013

Businesses Licensed To Sell Beer/Wine												
Business Name Business Address	Seven Days Food Mart*		Fast Point		Community Grocery		A-1 Food Store		Amakko Convenience		CJ Handy Mart	
	5030 Fairfield Road		5318 Fairfield Road		1003 Ashley Street		4104 Monticello Road		4002 Farrow Road		4900 North Main St	
CRIME TYPES	Jan - May 2012*	Jan - May 2013	Jan - May 2012*	Jan - May 2013	Jan - May 2012*	Jan - May 2013	Jan - May 2012*	Jan - May 2013	Jan - May 2012*	Jan - May 2013	Jan - May 2012*	Jan - May 2013
Homicide												
Sexual Assault												
Robbery							1					
Aggravated Assault			1				1					
Burglary		1	2									
Motor Vehicle Theft							1					
Autobreaking							1					
Larceny			2				2	1				
Simple Assault								2				
Drug Offenses			1				1	2			2	
Vandalism								1				
DUI											1	
Disorderly Conduct								1				
All Other Offenses			1	1			4	9			2	1
Location Total	N/A	1	7	1 (-6)	0	0	11	16 (+5)	0	0	5	1 (-4)
* <u>Seven Days Food Mart</u> City of Columbia Business License Issued: 09/28/2012 DOR Off Premises Beer/Wine License Issued: 01/17/2013 DOR Retail Liquor Store License Issued: 01/17/2013												

- 40% of the comparison locations experienced a significant decrease in crime from 2012 when compared to the same period in 2013.
- Seven Days Food Mart was not in business January-May 2012.
- Seven Days Food Mart's occurrence of crime from January-May 2013 is equal to or lower than 60% of the comparison locations.

Businesses Licensed To Sell Beer/Wine & Liquor
Crime By Type And Location
January-May 2012 compared to January-May 2013

Businesses Licensed To Sell Beer/Wine & Liquor												
Business Name Business Address	Seven Days Food Mart* 5050 Fairfield Rd		Party Town 2824A Two Notch Rd		E-Z Food Mart 82088 Two Notch Rd		One Stop Party Shop 3523A W Beltline Blvd		Beltline One Love 8922A W Beltline Blvd		N Main Liquor 5704 N Main St	
CRIME TYPES	Jan - May 2012*	Jan - May 2013	Jan - May 2012	Jan - May 2013	Jan - May 2012	Jan - May 2013	Jan - May 2012	Jan - May 2013	Jan - May 2012	Jan - May 2013	Jan - May 2012	Jan - May 2013
Homicide												
Sexual Assault												
Robbery												
Aggravated Assault												
Burglary		1			1							
Motor Vehicle Theft				1						1		
Autobreaking								1				
Larceny								2	1	2		
Simple Assault												
Drug Offenses			1							2		
Vandalism												
DUI												
Disorderly Conduct												
All Other Offenses			1	4				2	1	1		
Location Totals	N/A	1	2	5 (+3)	1	0 (-1)	0	5 (+3)	2	5 (+4)	0	0
* Seven Days Food Mart City of Columbia Business License Issued: 09/28/2012 DOR Off Premises Beer/Wine License Issued: 01/17/2013 DOR Retail Liquor Store License Issued: 01/17/2013												

- 60% of the comparison locations experienced a significant increase in crime from 2012 when compared to the same period in 2013.
- Seven Days Food Mart was not in business January-May 2012.
- Seven Days Food Mart's occurrence of crime from January-May 2013 is significantly lower than 60% of the comparison locations.

Crime Totals and Average Number Of Crimes By Business Type January-May 2012 and 2013

Time Frame	Seven Days Food Mart		Comparison <u>Beer/Wine</u> Business Locations	
	Crime Total	Average # of Crimes Per Location	Crime Total For (5) Comparison Locations	Average # of Crimes Per Location
January - May 2012	N/A	N/A	23	4.6
January - May 2013	1	1	18	3.6

2012

- Convenience stores selling beer/wine had an average of 4.6 crimes per location.
- Convenience stores selling beer/wine & liquor had an average of 1 crime per location.
- Seven Days Food Mart was not open during the months of January – May 2012.

2013

- Convenience stores selling beer/wine had an average of 3.6 crimes per location.
- Convenience stores selling beer/wine & liquor had an average of 3.2 crimes per location.
- Seven Days Food Mart, while selling beer/wine & liquor, experienced only 1 crime at their location.

Comparison Of 2012 vs. 2013 Crime Data Of All Addresses (business and residential) Within ½ Mile of Alcorn Middle School

Total Crimes Occurring Within 1/2 Mile Radius Of Alcorn Middle School										
CRIME TYPES	January		February		March		April		May	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Homicide	0	0	1	0	0	0	0	0	0	0
Sexual Assault	1	0	0	0	0	0	0	0	0	0
Robbery	2	0	4	0	0	1	0	2	2	0
Aggravated Assault	4	0	2	0	1	2	4	0	1	2
Burglary	16	2	9	3	7	2	5	1	18	10
Motor Vehicle Theft	2	2	1	3	1	2	5	0	1	0
Autobreaking	2	1	1	2	1	0	1	1	1	0
Larceny	9	5	6	3	9	5	4	6	5	9
Simple Assault	6	5	7	6	4	7	4	5	2	6
Drug Offenses	4	6	0	5	1	1	3	1	5	3
Vandalism	3	2	7	2	5	2	1	5	4	4
DUI	1	0	1	1	0	1	0	1	0	0
Disorderly Conduct	2	1	2	3	1	0	2	0	1	2
All Other Offenses	13	5	8	14	10	6	12	12	7	18
Crime Total	65	29	49	42	40	29	41	34	47	54

- Crime data indicates that there has been a significant decrease in total crime during 2013 for the months of: January, February, March, and April when compared to the same months in 2012.
- The month of May 2013 is the only month that shows an increase in crime when compared to 2012 crime data.

Comparison Of Crime Data By Business Types (located near Alcorn Middle School)

January - May 2012						
Business Type	Seven Days Food Mart*	Gas Station	General Merchandise	Clothing	Restaurant	"Stand Alone Liquor Store"
Location	5050 Fairfield Rd	4905 N. Main St.	5110 Fairfield Rd	5112 Fairfield Rd	5128 C Fairfield Rd	5128 A Fairfield Rd
Incident Type						
Homicide						
Sexual Assault						
Robbery		1	2			
Aggravated Assault						
Burglary						1
Motor Vehicle Theft						
Autobreaking						
Larceny		5	4	1		
Simple Assault			1			
Drug Offenses						
Vandalism						
DUI						
Disorderly Conduct						
All Other Offenses						
Business Type	Seven Days Food Mart*	Gas Station	General Merchandise	Clothing	Restaurant	"Stand Alone Liquor Store"
Total	0	6	7	1	0	1

* Seven Days Food Mart was not open Jan - May of 2012.

2012

- The general merchandise store had 7 crimes.
- The gas station had 6 crimes.
- The clothing store and "stand alone liquor store" each had 1 crime.
- The restaurant had no crime

January - May 2013						
Business Type	Seven Days Food Mart	Gas Station	General Merchandise	Clothing	Restaurant	"Stand Alone Liquor Store"
Location	5050 Fairfield Rd	4905 N. Main St.	5110 Fairfield Rd	5112 Fairfield Rd	5128 C Fairfield Rd	5128 A Fairfield Rd
Incident Type						
Homicide						
Sexual Assault						
Robbery						
Aggravated Assault						
Burglary	1**			1		
Motor Vehicle Theft		1	1			
Autobreaking		1				
Larceny		4	5	1		
Simple Assault						
Drug Offenses						
Vandalism						
DUI						
Disorderly Conduct						
All Other Offenses		2				
Business Type	Seven Days Food Mart	Gas Station	General Merchandise	Clothing	Restaurant	"Stand Alone Liquor Store"
Total	1**	8	6	2	0	0

* **2013 Burglary was of the convenience store side of business.

2013

- The gas station store had 8 crimes.
- The general merchandise had 6 crimes.
- The clothing store had 1 crime.
- The convenience store side of Seven Days Food Mart had 1 crime.
- The restaurant, "stand alone liquor store", and the liquor store side of Seven Days Food Mart had no crime.



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

5050 Fairfield Road

June 11, 2013 at 10:00 A.M.

Eau Claire Print Building, 3907 Ensor Avenue (N. Main Street and Monticello Road)
Columbia, South Carolina

Case Number:	13-041-SE
Subject Property:	5050 Fairfield Road (TMS# 11701-02-20)
Zoning District:	C-3 (General Commercial)
Applicant:	Andreas Ganotakis, Seven Days Food Mart LLC
Property Owner:	Vicken & Zozete Baklayan
Council District:	2
Summary Prepared:	24 May 2013

Requested Action:	Special Exception to establish a Liquor Store (SIC 592)	
Applicable Sections of Zoning Ordinance:	§17-258	Liquor Stores (SIC 592) permitted by Special Exception within the C-3 districts.
	§17-112	Standard criteria for special exceptions

Case History: None.

Staff Comments: This application for Special Exception is to establish a 464 sq. ft. liquor store in a 5,950 sq. ft. building near the Northway Plaza shopping center and Alcorn Middle School on Fairfield Road. The building is across Fairfield Road from the Northwood Hills subdivision and a cemetery. Other uses in the building include an associated convenience store and a storage area not associated with the applicant. The Zoning Division approved a business license application for a convenience store on September 21, 2012, and the building and fire department inspections of the business were completed by September 28, 2012. To the best of our understanding, the applicant built a non-permitted wall to separate the uses afterward. According to the South Carolina Department of Revenue, the beer and wine application and the retail liquor store licenses were active as of January 17, 2013.

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 13-0241-S1

5050 Fairfield Road
TMS# 11701-02-20



Department of Planning &
Development Services

Legend

INTERSTATES CITY LIMITS
RAILROADS 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-L
RG-3	PUD-L-E
UTD	PUD-L-R
MX-1	PUD-R
	OUT OF CITY
DD DISTRICT	
DP DISTRICTS	
PD DISTRICT	
CC OVERLAY	

1 inch = 175 feet

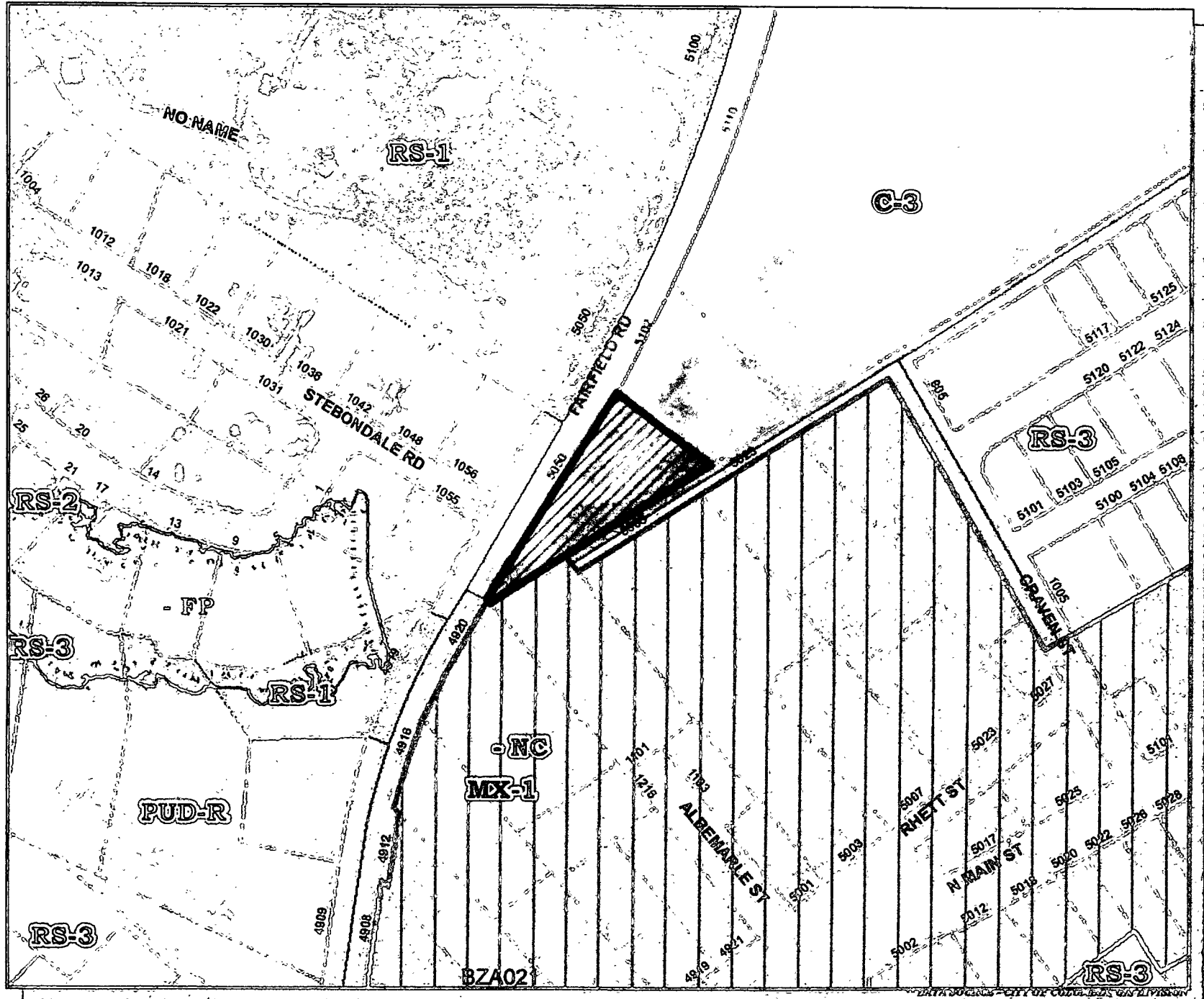
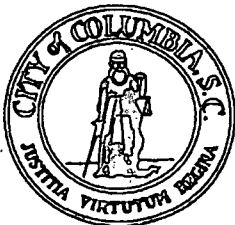
ORIGINAL PREPARATION/DATE:

This map was prepared by:

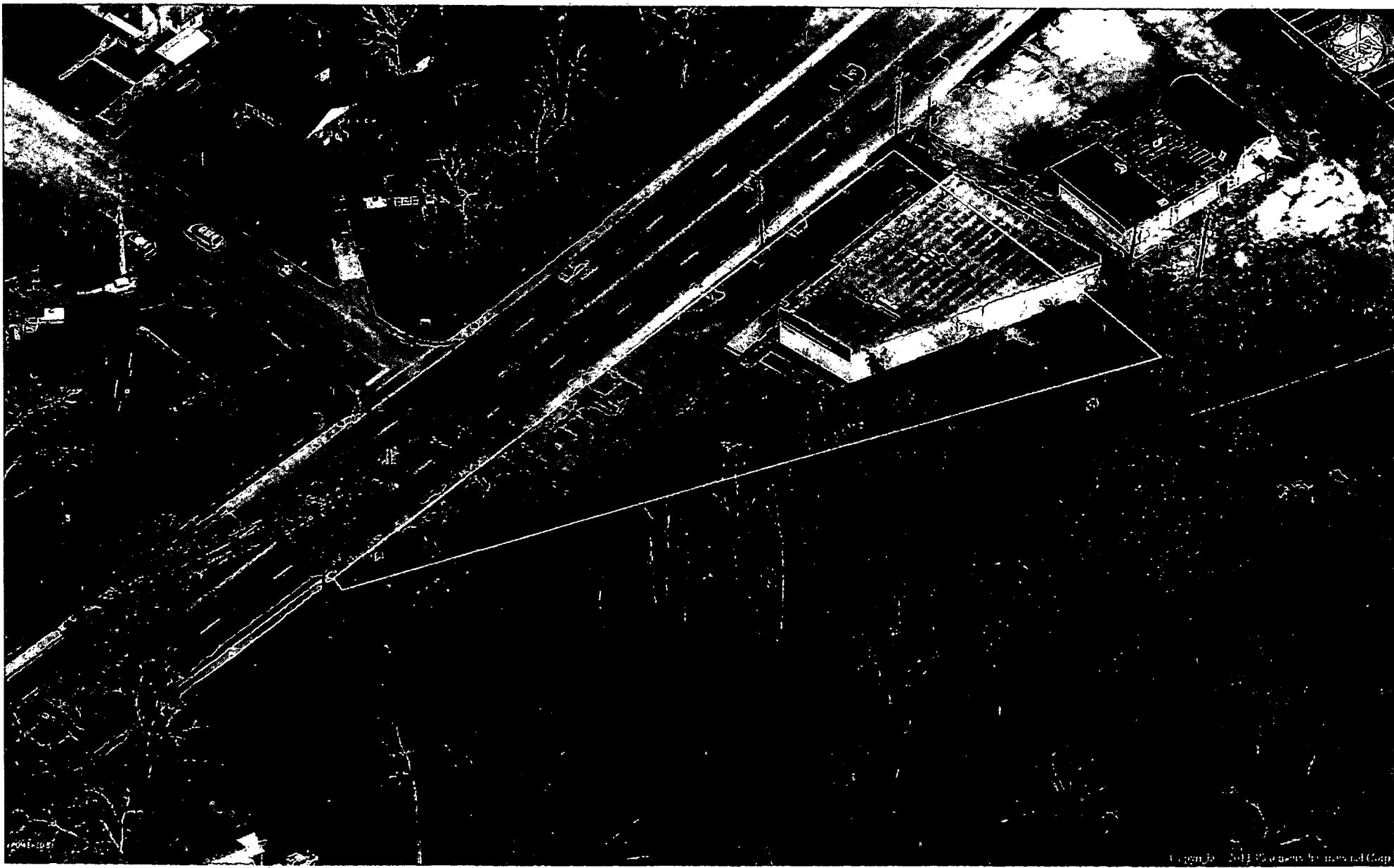
Andrew Livengood
for
June 11, 2013
BoZA meeting

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.









CITY OF COLUMBIA

BOARD OF ZONING APPEALS

APPLICATION for SPECIAL EXCEPTION

OFFICE USE ONLY:

Date Received 5/15/13 By ATL
 Case Number 13-041-SE Fee (CODE 05) \$ 75-

*****VERY IMPORTANT - PLEASE READ THIS SECTION THOROUGHLY*****
APPLICATION MUST BE SUBMITTED AND COMPLETE BY 12:00 NOON ON DEADLINE DATE!

City staff cannot place this application upon the agenda of the Board of Zoning Appeals unless the applicant performs the following tasks prior to the deadline date:

1. Answer all questions upon this application.
2. Sign and date this application.
3. Include a site plan drawn to scale, showing the shape and dimensions of the lot; the location and size of existing and/or proposed structures, if any; the location and size of required parking spaces, if any; and the location of required landscaping and bufferyards, if any.

In addition, City staff recommends that you:

1. Provide photographs of the subject property and contiguous property.
2. Contact the neighborhood association and the property owners of contiguous property and inform each of your application. Opinions of these persons are best communicated to the Board in writing.
3. Attach additional paper if you feel that any portion of this application does not provide enough space.

THE APPLICANT MUST BE PRESENT AT THE PUBLIC HEARING!

THE BOARD OF ZONING APPEALS CONDUCTS PUBLIC HEARINGS ON
 THE SECOND TUESDAY OF EACH MONTH AT
 CITY HALL, CITY COUNCIL CHAMBERS, THIRD FLOOR
 1737 MAIN STREET (Southwest Corner of Main and Laurel Streets)
 COLUMBIA, SOUTH CAROLINA, 29201

Location/Subject Property: 5050 Fairfield Rd Columbia SC 29203
 Tax Map Number (Sheet, Block, and Lot(s)): 11701-7020
 Zoning District: C-3

Describe your proposal in detail: my intention is to have a successful
business here which includes a food market
convenience store and liquor store on property abey
& follow all the rules and regulations that apply.
 The Zoning Ordinance classifies this use as a (include SIC Code Number): (592)

Area Attributed to Your Proposal (in square feet): 450 square feet
 Are other uses located upon the subject property? (if YES, list each use and the square feet attributed to each use):
convenience store 1600 square feet

Total Number of Parking Spaces Upon the Subject Property: 26

Please address the following **CRITERIA FOR SPECIAL EXCEPTION** (see §17-112 (2) c. of the Zoning Ordinance). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your application:

1. Impact of your proposal upon traffic: Where this business is located it should have no negative impact on the 4 lanes of traffic that proceed on Fairfield Rd.
2. Impact of your proposal upon vehicular and pedestrian safety: To Repeat as above the safety for vehicular and pedestrians should not be a problem and no negative impact.
3. Impact of your proposal in terms of noise, lights, fumes, or obstruction of air flow upon adjoining property: There would be no impact negatively or unfavorably as to the items mentioned.
4. Impact of your proposal upon the aesthetic character of the environs, to include the possible need for screening from view: There would be no reason to screen from view - the business is well-kept and illegal activity present no luring soliciting etc.
5. Impact of your proposal in terms of the orientation and spacing of improvements or buildings: The total building for the businesses within interior & exterior should be adequate

And §17-112(2) b.4. asks, "Will your proposal adversely affect the public interest?" NO. It should not at all!

Applicant (PLEASE PRINT CLEARLY):

Name of Company: Seven days Food Mart LLC

Address: 5050 B. Fairfield Rd. C

City, State, ZIP: Columbia, SC 29203

Office Telephone Number: 803-435-8000

Home Telephone Number: _____

Cellular Telephone Number: 803-477-6916

Fax Number: _____

Do you check email at least once per day? ☒ Y ☐ N

Email Address: Andreas.Gamotakis@seven-days.com

Relationship to Property Owner:

☐ Same;

☒ Lessee;

☐ Agent of property owner;

☐ Contract lessee;

☐ Contract purchaser;

☐ Other _____

Unless the applicant is property owner, the applicant must complete and submit a **LETTER OF AGENCY**.

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 proposed use and construction complies or will comply with all other requirements of the City of Columbia Zoning Ordinance;
4. The Board of Zoning Appeals will render a written final decision regarding my application as soon as possible following the public hearing; and
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 final decision is signed by the Chairman of the Board of Zoning Appeals.

Signature _____

Date _____

5-14-13

FORM REVISED 01/1/03



LETTER OF AGENCY

DATE:

TO:

ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 5050 Fairfield rd Columbia South Carolina

also known by TAX MAP NUMBER(S):

R11701-02-20 29203

Further, I hereby authorize the person listed as AUTHORIZED AGENT 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 (CHECK ALL THAT APPLY):

- ☐ a variance from the Board of Zoning Appeals;
- ☒ a special exception from the Board of Zoning Appeals;
- ☐ an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;
- ☐ a change to the Zoning Maps of the City of Columbia from City Council, rezoning the property listed above from _____ to _____; and/or
- ☐ site plan review by the Planning Commission.

SIGNATURE OF PROPERTY OWNER:

PRINT Name of Property Owner:

Street Address of Property Owner:

City, State, ZIP of Property Owner:

Telephone Number of Property Owner:

Vicklen Baklayan DATE: 5-1-13
Vicklen Baklayan
300 S Australian Ave Unit 1610
West Palm Beach, FL 33401
443-804-4393

SIGNATURE OF WITNESS:

PRINT Name of Witness to Signature of Property Owner:

DATE: 5-1-13

Zohrab Baccar
Zohrab Baccar

SIGNATURE OF AUTHORIZED AGENT:

Name of Authorized Agent:

Company/Firm of Authorized Agent:

Street Address of Authorized Agent:

City, State, ZIP of Authorized Agent:

Telephone Number of Authorized Agent:

Andreas Ganiotakis DATE: 5-14-13
Andreas Ganiotakis
Seven days First road
5050 Fairfield RD
Columbia, SC 29203
803-477-6916

Seven Days Food Mart and Liquor Store
5050 Fairfield Rd
Columbia, SC 29203



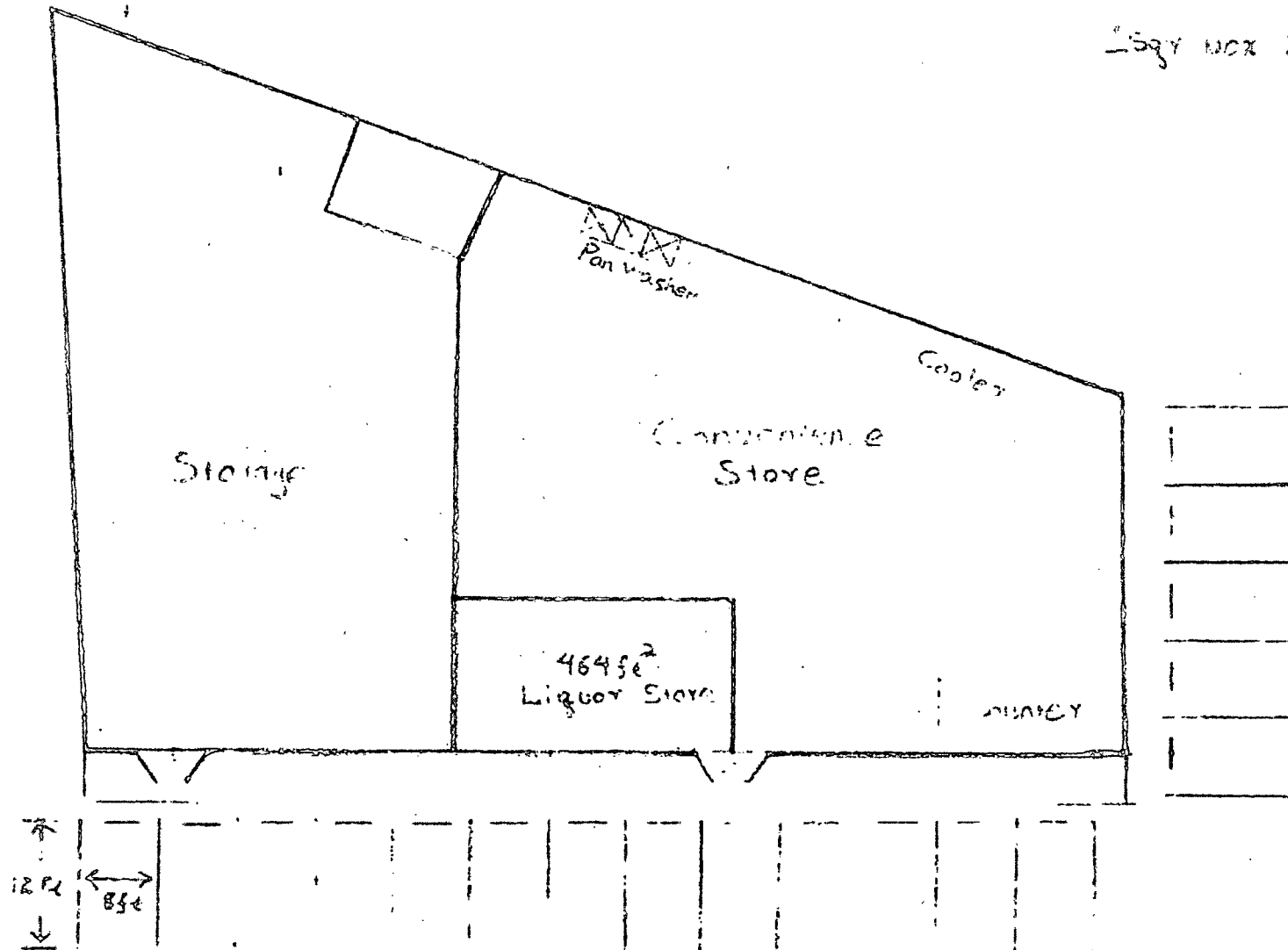
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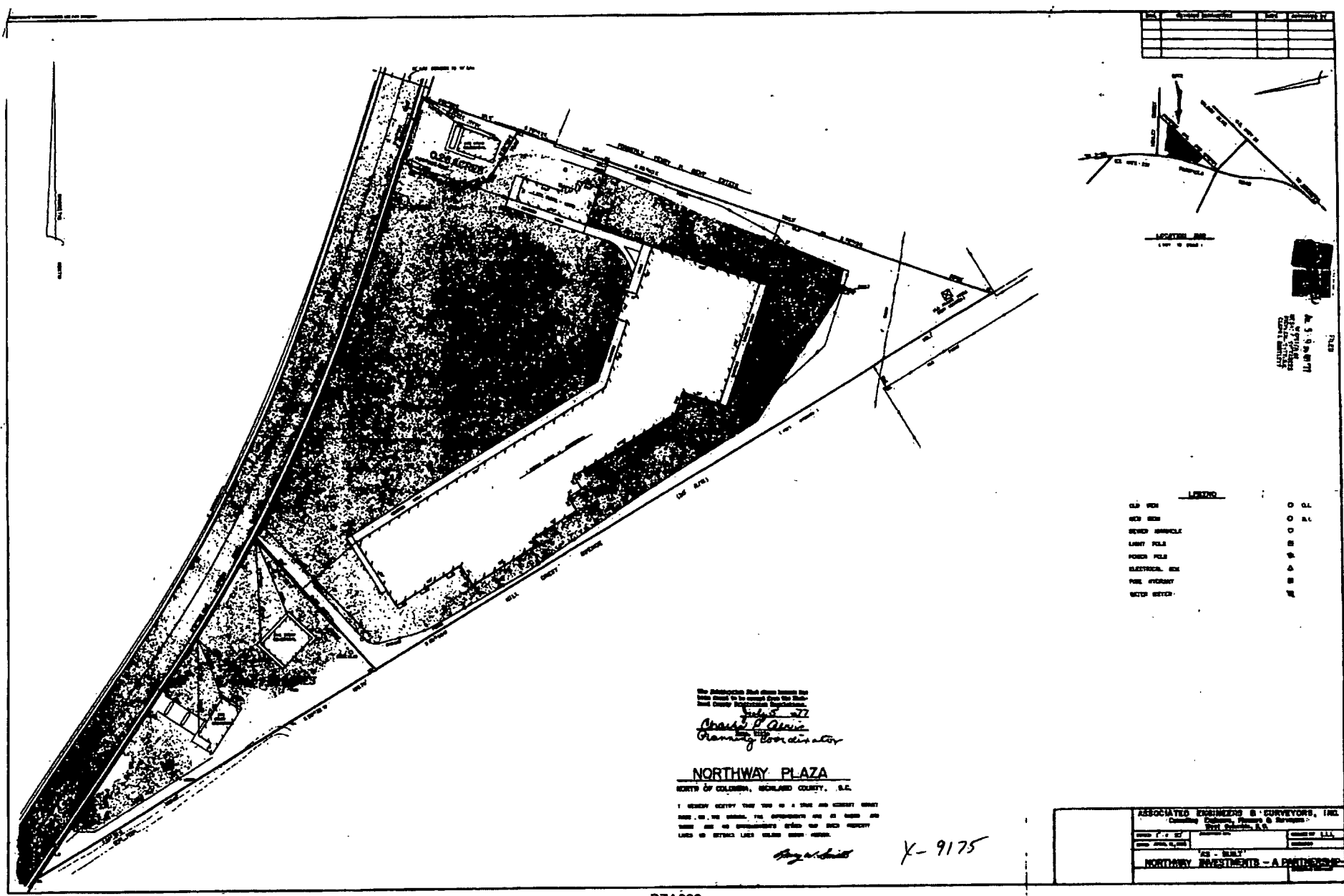
Note: Scale: $5' = 4''$

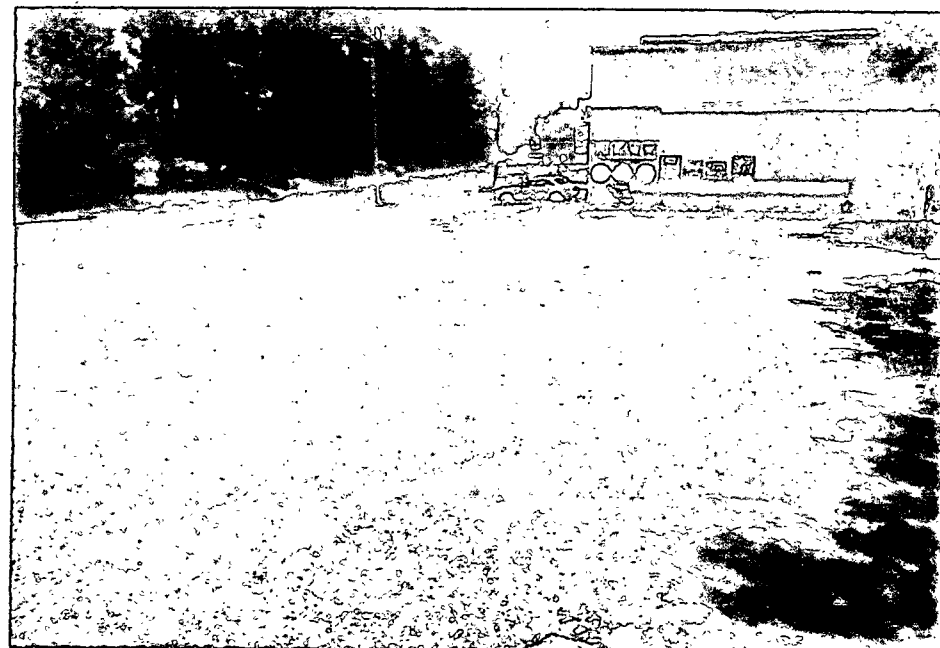
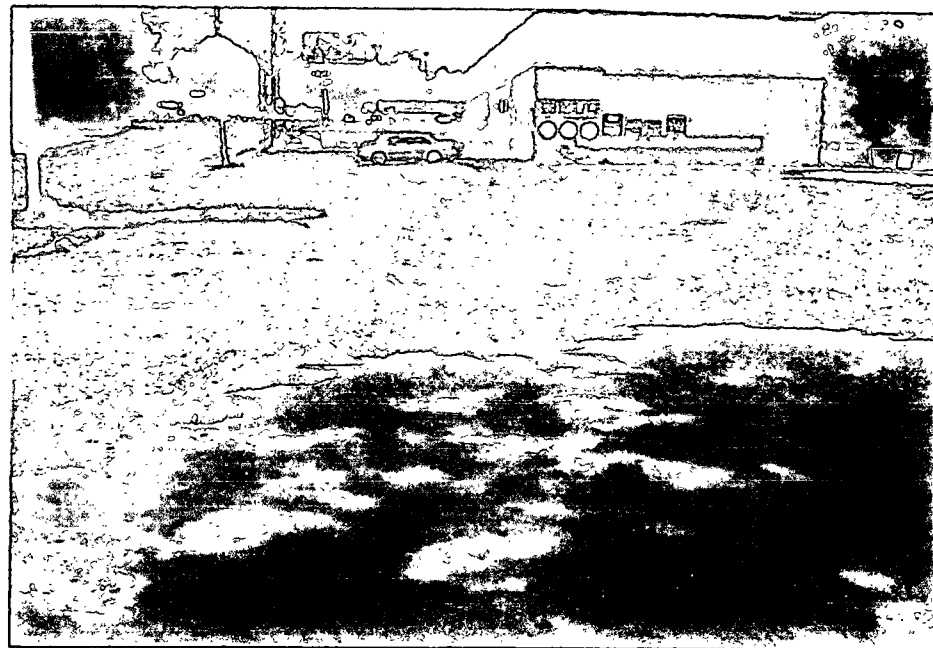
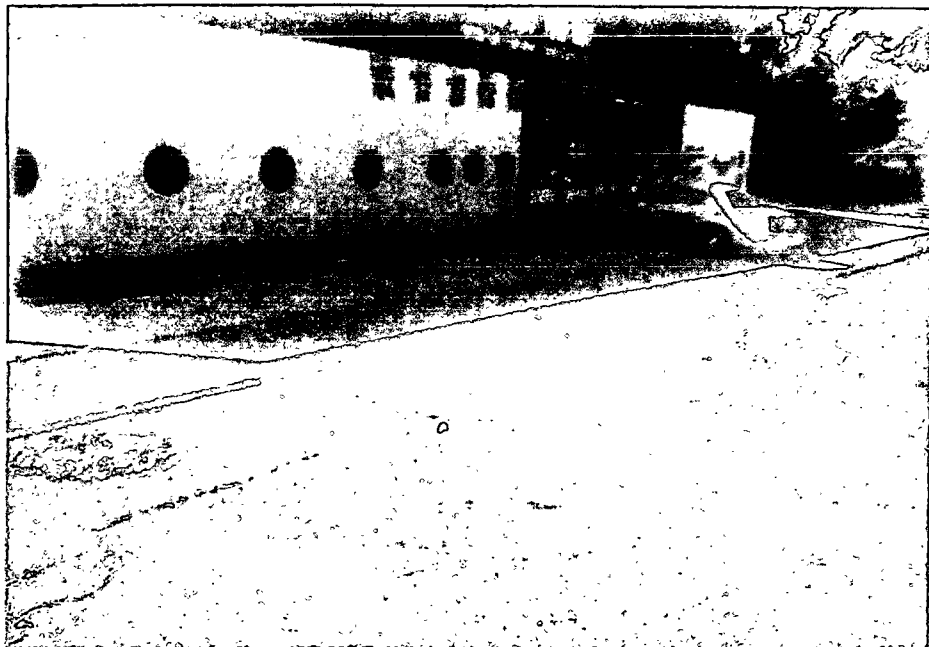
$4' = 1''$ ↑

sq. ft. $\approx 4' = 2$



BZA028





BZA030



BZA031

Manage License - 01/23/2013

License Details

Additional Info

Attached Records

Workflow Data

Associated Tasks

Documents

Forms

History

Business Name: Seven Days Food Mart, LLC

License Type: Convenience Store

Classification: Convenience Store

Status: Issued

Description: Convenience Store

License Year: 2012

Reported Receipts:

Parcels: 1

Address: 11701-02-20

Contacts:

Notes:

Business Type:

Acquire:

Directly Cases:

Other:

Apply

Cancel

Print

Close

Done

Local intranet; Protected Mode: Off

100%

Energy 9 - Windows Internet Explorer

energy9

File Edit View Favorites Tools Help

Snagit

Favorites SC Municipalities Job COC Intranet ReviewAccomTest COC WebContent/Menu RC Assessor Questys

BZA Agendas - City of C Energy 9

Home Business License Search License

Manage License BLOC: 31 03 2012

Workflow Details

Activity Type Planning & Zoning Review Activity Name Planning & Zoning Review Activity Number BZACT-07129-2012

Activity Comments Created By Tiedemann, Brian Created On 9/21/2012

Additional Info

No gasoline sales permitted.

Notes

License Details

- Completeness Check v.1
- Planning & Zoning Review v.1
 - Design Planning & Zoning Review v.1
 - Planning & Zoning Review v.1
- Confirm Zoning Fees Paid v.1
- Clearance Form Signoffs v.1
 - Clearance Form Inspection - Building v.1
 - Clearance Form Inspection - Fire v.1

Add Step Record Workflow

Done Local intranet | Protected Mode: Off 100%

Alcohol Beverage and Licensing

RICHMOND

Enter City Name (Optional)

Enter License Type (Optional)

Click for License Types

Date Current Through: 06-06-2012

has facilities and is very close the one at Cambridge 1000' above
and 1000' above Cambridge.

License No	Business Name	Legal Name	Location Address	City	License Type	Open Date	Close Date
32008077	NORTHVA PACKAGES STORE	DORCHESTER HAN	5128 FAIRFIELD RD STE 1 COLUMBIA SC 29224-337	COLUMBIA	RETAIL LIQUOR STORES	09-01-2012	09-31-2014
320214340	FOOD LION 194	FOOD LION LLC	5118 FAIRFIELD RD COLUMBIA SC 29203-4314	COLUMBIA	7 DAY BEER/WINE OFF PREMISES CONSUMPTION	09-01-2012	09-31-2014
320491614	BRUNNENHILL BUTTER COLUMBIA DOWNTOWN	SPRUE COLUMBIA VISTA LLC	511 LADY ST COLUMBIA SC 29201-2513	COLUMBIA	ON PREMISES BEER AND WINE	09-01-2013	09-31-2014
320491614	BRUNNENHILL BUTTER COLUMBIA DOWNTOWN	SPRUE COLUMBIA VISTA LLC	511 LADY ST COLUMBIA SC 29201-2513	COLUMBIA	BUSINESS LIQUOR BY THE GALLON	09-01-2012	09-31-2014
320712340	BUY 7 DAYS 4439	BUY 7 DAYS INC	511 BURNING BR RD COLUMBIA SC 29210	COLUMBIA	BUSINESS LIQUOR BY THE GALLON	09-01-2012	09-31-2014
320312340	BUY 7 DAYS 4439	BUY 7 DAYS INC	511 BURNING BR RD COLUMBIA SC 29210	COLUMBIA	ON PREMISES BEER AND WINE	09-01-2012	09-31-2014
320312340	BUY 7 DAYS 4439	BUY 7 DAYS INC	511 BURNING BR RD COLUMBIA SC 29210	COLUMBIA	LOCAL OPTION RETAIL	09-03-2012	09-29-2013
320307791	QAS EXPRESS	P. ENTERPRISES OF COLUMBIA	5102 TWO NOTCH RD COLUMBIA SC 29204-3212	COLUMBIA	7 DAY BEER/WINE OFF PREMISES CONSUMPTION	09-01-2012	09-31-2014
320326732	ELIN MARSH FLS	ELIN MARSH LLC	508 S W 10TH ST COLUMBIA SC 29206-3961	COLUMBIA	LIQ LON REMEDY TYPE B	09-01-2012	09-31-2014
320306252	SPRUE DAIRY FOOD MART	SPRUE DAIRY FOOD MART LLC	50308 FAIRFIELD RD COLUMBIA SC 29203	COLUMBIA	RETAIL LIQUOR STORES	01-17-2013	09-31-2014
320306252	SPRUE DAIRY FOOD MART	SPRUE DAIRY FOOD MART LLC	50308 FAIRFIELD RD COLUMBIA SC 29203	COLUMBIA	OFF PREMISES BEER AND WINE	01-17-2013	09-31-2014
320306252	SPRUE DAIRY FOOD MART	SPRUE DAIRY FOOD MART LLC	50308 FAIRFIELD RD COLUMBIA SC 29203	COLUMBIA	7 DAY BEER/WINE OFF PREMISES CONSUMPTION	09-01-2012	09-31-2014
320304139	PUBLIC SUPER MARKETS INC 1093	PUBLIC SUPER MARKETS INC	501 GRAVANA ST COLUMBIA SC 29201-2043	COLUMBIA	ON PREMISES BEER AND WINE	09-01-2012	09-31-2014
3203042304	GATORS	BJAN LLC	5004 BLUFF RD COLUMBIA SC 29209	COLUMBIA	LOCAL OPTION RETAIL	09-01-2012	09-31-2014
3203042304	GATORS	BJAN LLC	5004 BLUFF RD COLUMBIA SC 29209	COLUMBIA	ON PREMISES BEER AND WINE	09-01-2012	09-31-2014
320616179	SBAI CONCESSIONS	SERVICE SYSTEMS ASSOCIATES INC	500 WILKIE PARKWAY COLUMBIA SC 29210	COLUMBIA	BUSINESS LIQUOR BY THE GALLON	09-23-2012	09-31-2014
320616179	SBAI CONCESSIONS	SERVICE SYSTEMS ASSOCIATES INC	500 WILKIE PARKWAY COLUMBIA SC 29210	COLUMBIA	ON PREMISES BEER AND WINE	09-23-2012	09-31-2014
320326044	JAMES W HAMILSON A&P	HOGST MEDWESSE USA D.C	500 T WOOD ST COLUMBIA SC 29201-2000	COLUMBIA	LIQUOR REPRESENTATIVE	09-01-2012	09-31-2014
320340081	DOLLAR GENERAL STORE 6484	DOLLARGROUP LLC	520 MAIN ST EASTOVER SC 29044-9701	EASTOVER	OFF PREMISES BEER AND WINE	09-01-2012	09-31-2014
320310841	BAI JAPANESE RESTAURANT	BAI JAPANESE RESTAURANT LLC	4993 PORT JACKSON BLVD COLUMBIA SC 29201-1142	COLUMBIA	ON PREMISES BEER AND WINE	02-01-2012	09-31-2014
320571006	DOLLAR GENERAL STORE 21042	DOLLARGROUP LLC	496 EMBERS CROSS CHURCH RD ELGIN SC 29045-2312	ELGIN	OFF PREMISES BEER AND WINE	09-01-2012	09-31-2014

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CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES
JUNE 11, 2013- 10:00 AM

Eau Claire Print Building
3907 Ensor Avenue • N. Main Street and Monticello Road • Columbia, SC

In attendance: Ernest Cromartie, III, Patricia Durkin, Dr. Pat Hubbard, Reggie McKnight, Calhoun McMeekin, and Preston Young

Absent: Chuck Salley

Staff: Brian Cook, Andrew Livengood, Andrea Wolfe

I. CALL TO ORDER and DETERMINATION OF QUORUM

Ernest Cromartie, III, chairperson, called the meeting to order at 10:05 AM, and introduced the members of the Board of Zoning Appeals (BOZA). Mr. Cromartie explained the purpose and role of the Board of Zoning Appeals; speakers sworn in.

Brian Cook, Zoning Administrator, Planning and Development Services Department, noted changes to the agenda since publication. Item 6, 2101 Main Street request for special exception has been deferred to the July 9, 2013 meeting.

Mr. Cook reviewed general housekeeping rules and proceeded with review of Consent Agenda items.

II. CONSENT AGENDA

OLD BUSINESS

None.

NEW BUSINESS

- | | | |
|-------------------|----------------|---|
| 1.13-038-V | Dist. 2 | 1433 Burley Court (TMS# 11516-05-03) Variance to the fence height requirements in a required front yard (Ryal Bird)(RS-2) |
| 2.13-043-V | Dist. 3 | 1524 Westminster Drive (TMS# 11416-12-13) Variance to the fence height requirements in a required secondary front yard (Barbara Rackes and Michael Mann)(RS-1) |

Motion by Mr. Hubbard to approve Consent Agenda items subject to any exhibits and conditions that may be found within the case summary for that application and to adopt as the findings of the Board, those findings in each case prepared by Staff, also found within each case summary; *seconded by Mr. Cromartie.*
Consent Agenda items approved 6-0.

III. REGULAR AGENDA

OLD BUSINESS

3. 13-028-SE Dist. 3 700 Woodrow Street (TMS# 11390-01-01 through -09; 11390-02-01 through -11; 11390-03-01 through -11; 11390-04-01 through -11; 11390-05-01 through -11; 11390-06-01 through -11; 11390-07-01 through -11;) Special Exception to allow for multifamily use of existing building (Matt Mundy and Theresa Hodge, Estates Properties, LLC)(C-2 and RG-2, -DP)

Theresa Hodge presented on the request for special exception providing background of the project. Ms. Hodge said the applicants met with the Devine Street Merchant Association and The Old Shandon Neighborhood Association to discuss the plan, and received full support for the proposal.

Ms. Hodge reviewed the criteria for special exception and thanked the neighborhood association and local merchants association for their support.

Phillip Bush, neighborhood resident, voiced concerns with the conversion of the units being used as rentals for college students and that impact on property values.

Mr. Hubbard stated all the Board is tasked with approving is the use for multi-family as opposed to hotel use. Once approval is given, it cannot be guaranteed what the use will be, no matter what the applicants say that use will be.

Catherine Fenner, University Hill Neighborhood resident, said many homes in her neighborhood were owned by parents and passed on to their children as student occupied. She added if she were a student, she would rather live at the Whitney than down in Five Points.

Christina Crock, vice president of the Devine Street Association, said they are in support of the request for special exception to the Whitney to condominium use.

Hoyt Burnett, president of the Old Shandon Neighborhood, said they are in support of the request.

Ms. Hodge addressed concerns.

Testimony closed for Board discussion.

Mr. Hubbard voiced concerns with the Ordinance which states that generic special exception criteria is to be used which he felt was inappropriate for C-2 zoning. It should be explicitly stated there should be a limit in the number of them [condos] in general. He urged staff that when and if code is rewritten, C-2 zoning needs to be revisited for multi-family uses. This is not the case in this situation but may be in others.

Mr. Cook stated that would definitely be taken into consideration.

Motion by Mr. Hubbard to grant the request for special exception for 700 Woodrow Street as testimony evidence has indicated, if anything, it will have a positive impact upon traffic, and upon vehicular and pedestrian safety. It is basically the same use; there is no change in noise, lights, fumes, or obstruction of air flow. Because it is an existing building, impact upon the aesthetic character based upon testimony presented today, may possibly be an improvement upon the aesthetic character; and there will be no impact upon the orientation and spacing of improvements as it is existing. Though there is a balance of concerns; there will be no adverse effect on the public interest. *Motion seconded by Mr. McMeekin. Request granted 6-0.*

4. 13-029-V Dist. 3 700 Woodrow Street (TMS# 11390-01-01 through -09; 11390-02-01 through -11; 11390-03-01 through -11; 11390-04-01 through -11; 11390-05-01 through -11; 11390-06-01 through -11; 11390-

07-01 through -11;) Variance to the parking requirements for a multifamily development (Matt Mundy and Theresa Hodge, Estates Properties, LLC)(C-2 and RG-2, -DP)

Theresa Hodge presented on the request for a variance to the parking requirements. When the Whitney was established as a hotel, it was felt 1.5 spaces per unit was adequate, and based on their experience, the developers are comfortable that still stands for multifamily development in the southeast. Ms. Hodge spoke on parking requirements for similar cities where they are 1 or 1.5 spaces per unit.

Ms. Hodge stated they are aware Mr. Daniels is in opposition of the request for variance and had offered two pieces of property to use for parking.

Jim Daniel, commercial real estate broker and representative for LRADAC, said as point of order, there was a conflict of interest with Mr. Hubbard as he lives in the Old Shandon Neighborhood, and he should disqualify himself from this case.

Mr. Cromartie stated that generally any conflicts of interest are left up to Board members to use their own judgment and he would defer to Mr. Hubbard to decide if he wished to remain for this request. He has not raised that issue or submitted documentation that is not consistent with what is required, so if he is comfortable with staying, Mr. Daniel's comments would be taken into advisement.

Mr. Hubbard stated this is the only project for this building he has ever supported. He is not next to it, he is some distance from the property as Old Shandon is rather large and a couple of blocks away. He has no financial interest in any of this. He left before this item was even proposed for discussion at the Old Shandon Neighborhood Association meeting. Everything he has reviewed and heard regarding this proposal is what is presented in his Board packet and being discussed today. He does not think he has a conflict of interest in any way. He thought hard of his appearance with regard to conflict, and stated that even though Mr. Bush is a neighbor, he has not had any discussions of any kind with anyone in the neighborhood.

Mr. Daniel explained his opposition to the variance request.

Ms. Hodge responded.

Mr. Hubbard discussed retail and hours of operation that will not require parking at night, and said there will be many parking areas available for use when the businesses are closed. There is a unique situation as it is an existing building. He agrees with the applicant about not tearing down buildings and having more asphalt. There is plenty of on-street parking in the area and he feels the variance request should be granted.

Mr. McMeekin said the Whitney's decline has been in existence for a long time. As a professional, residential realtor, he is familiar with Mundy developers who have a good track record. He feels it is a positive move for the City.

Motion by Mr. Hubbard to approve the request for variance for 700 Woodrow Street. As the evidence indicated today, there are extraordinary and exceptional conditions that pertain to the subject property that do not generally apply to other properties in the area. Because of these conditions, the requirements of the Zoning Ordinance would unreasonably restrict the use of the property. Approval of the variance would not be of substantial detriment to adjacent property or to the public good, nor would the character of the district be harmed. Given the special conditions, it is the minimum necessary, and is in harmony with the purpose and intent of the Zoning Ordinance, and would not be injurious to the neighborhood or public welfare.

Motion seconded by Mr. McMeekin. Request granted 6-0.

5. 13-032-SE Dist. 2 2053 Two Notch Road (TMS# 11509-01-04) Special Exception to establish a gasoline service station (Rolland E Greenburg, III) (C-3)

Property was previously a gas station that was later approved as a tire store, and has sat vacant for a number of years.

Rolland E. Greenburg, III represented the applicant who wants to establish a gasoline stations and convenience store at the location across from Benedict College. They will have beer and wine for sale. Mr. Greenburg proposed improvements to the building and site to address concerns.

Carl Frederick, president of the Edgewood/Read Street Community Improvement Cooperative Council, community resident and Two Notch Road Merchant Association member, said the case summary page indicated he submitted a letter of opposition. He clarified that he is not in opposition of the request for special exception, and did not think his letter suggested opposition. He is supportive of the request, but there are some concerns that were raised by the neighborhood association at their May 20th meeting.

Christy Savage said she is neither in favor or opposition of the request. Mr. Muhammed came to their neighborhood wanting to put a store in their location. They questioned his intent with his other stores and their upkeep, and were told the stores were leased and he could not be responsible for them. She feels those stores should be taken care of before opening a new one.

Deborah Stratton, Russell Jeffcoat Realty, agent for the property said she selected this station as it was an existing station and good location with great potential to be restored as a gas station.

Larry Sally, Benedict College, said they are not in opposition of the request and would like to see some commerce in the building. He voiced concern with safety of the students and residents who attend the college. The structure is an eyesore and has been vacant for a number of years. Their concern is that the store be aesthetically pleasing because of large investments made by Benedict to the area.

Mr. Greenburg addressed the issues brought up by Mr. Frederick.

Mr. Greenburg stated that these statements can be made as conditions to approval.

Testimony closed for Board discussion.

Mr. Young questioned, within the C-3 zoning, if a special exception was required for the use of the previous gas station or if different zoning was in place. Mr. Livengood stated the building was constructed around 1960 prior to the Zoning Ordinance.

Mr. Cromartie said with respect to changes to the code, it would be advisable to re-evaluate the density of particular businesses in a particular area. The applicant has sought to address the concerns of the community which is good, but looking at the layout of Two Notch, he cannot see why there is a need for five gas stations on one strip of road and in one community. He suggested staff to address this when the code is revisited.

Motion by Mr. Hubbard to approve the request for special exception for 2053 Two Notch Road to establish a gasoline service station subject to following conditions as indicated by the applicant: the hours of operation, the lighting in terms of direction, the façade, resurfacing, privacy fencing, landscaping, and there will be at least an expenditure \$100,000 by testimony of the applicant. Furthermore there is minimal impact imposed upon traffic; or vehicular and pedestrian safety; minimal impact in terms of noise/lights/fumes/or obstruction of air flow; with the improvements indicated by the applicant, the aesthetics will be improved; the impact in terms of orientation and spacing of improvements is basically the same; and it will not adversely affect the public interest.

Mr. Young questioned if staff comments would be included as conditions. The comment should the value of the improvements of the property exceed 50% of the building value as established by the Richland County

Assessor, all requirements within the landscaping ordinance be met, specifically buffer yard and street protective requirements.

Mr. Hubbard stated as he did not know that amount, he did not know what 50% would be. That is why he was more comfortable with the statement of at least \$100,000 which was a specific dollar figure.

Mr. McMeekin felt it would bring the structure up to standard, and Mr. Livengood stated that it will bring it up to about half of the current standards. If someone builds a structure from scratch, it will actually have higher values than would be required in this situation. His belief is that \$100,000 more than exceeds 50% of the value of the present building.

Motion second by Mr. Young. Request granted 6-0.

Meeting adjourned at 11:36 am for short break and resumed at 11:49 am

NEW BUSINESS

6. 13-040-SE Dist. 1 2101 Main Street (TMS# 09016-13-08) Special Exception to establish 90 foot tall stealth wireless communications facility (90 foot stealth cell tower) (PTA-FLA, Inc., dba Clear Talk) (MX-1, -NC)

7. 13-041-SE Dist. 1 5050 Fairfield Road (TMS# 11701-02-20) Special Exception to establish a liquor store (Andreas Ganotakis, Seven Days Food Mart LLC)(C-3)

Current use of the property has been out of compliance since January 2013.

Andreas Ganotakis, business owner, was approved for a business license by the City of Columbia to operate a convenience store on September 21, 2012. He was approved to operate a beer/wine and package store by the SC Department of Revenue as of January 17, 2013. The community was present at the opening of the package store. He did not know a special exception was needed for a liquor license in the City.

Mr. Cromartie asked staff to ensure that applicants applying for a business license for a convenience store are made aware that a special exception will be needed in the event they decide to have a liquor store.

Mr. Ganotakis reviewed the criteria for special exception.

David Roach, represented the Cabb Island Community, was opposed to the liquor store.

Ms. Durkin asked if there have been any incidences in this location, and if so, if it is known if they came from this store.

Mr. Roach said there have not been at this time, but there are empty bottles in the area where people drink and toss bottles. He does not know if they came from this specific store.

Chaplin Spencer represented the City of Columbia through an opposition as authorized by City Council with areas getting inundated by liquor stores. Mr. Spencer felt it is in the best interest to deny the request because of its proximity to schools, residences, and other liquor stores.

Mr. Cromartie said the BoZA appreciates the service of City Council and are glad they thought to provide a representative with respect to this application. He finds it very informative that one of the reasons Mr. Spencer listed for opposition is the proximity to another liquor store and to the number of stores in one community. He asked Mr. Spencer, as a representative, that he might be sure to communicate to those that actually provide the Board with the criteria, before making a decision, that might be something they may want to look at in working with staff and the Board of Zoning Appeals so that the issues raised on behalf of Council can be directly addressed in the Board's decision making.

Mr. Spencer said that would be duly noted. Responding to Mr. Cromartie's question of specifics that might help minimize the impact of this use if it were approved, Mr. Spencer said there are large posters with scantily dressed people in loud colors advertising certain type liquors. If the number of these or the size of these could be limited as they are very visible as someone drives by.

Mr. Hubbard asked staff if there are already limitations on signage in the ordinance.

Mr. Livengood said that is hard to enforce because they tend to be temporary signs which can be easily removed and replaced.

Mr. McMeekin said there is a liquor store directly across the street from Alcorn middle school and he feels enforcement should be equal. He asked Mr. Spencer that when he says he represents the City, is he saying that everyone on City Council opposes this application.

Mr. Spencer said he cannot speak individually, but City Council as a whole authorized him and his firm to look into the liquor store applications in BoZA, and to protect the public interest; and he knows they act as a group. He was not in on their discussions, so he cannot discuss that.

Mr. McMeekin asked if every City Council member engaged this firm [to research] liquor stores or for gas stations; or what exactly Council has engaged them for.

Mr. Spencer did not want to fully discuss the attorney/client privilege on what Council wants him to do. City Council may not want everything out there, but it is primarily with liquor stores. City Council acts as a body and even though it may be a 4-3 vote, the majority acts as Council.

Mr. Cromartie felt good discussion was taking place, and as Mr. Spencer is representative of Council that he work with staff to facilitate some better discussion between the two bodies, so better service can be provided by both bodies to the City and citizens of Columbia.

Ms. Durkin commented that the Board of Zoning Appeals is appointed by City Council, and she does not understand why he was sent to this meeting.

Mr. Cromartie asked if there was anyone else to speak in opposition or favor of the application.

Steve Nelson, resident, spoke in favor of the store.

Patricia Brown, president of North Wood Hills Neighborhood Association, voiced concerns with the application.

Pearl Allen, neighborhood resident, voiced opposition to the request.

Christy Savage, President of the Eau Claire Community Council, said they are opposed to another liquor store so close in proximity to one another, and requested denial of the request for special exception.

Cindy Rhodes, Eau Claire resident, is opposed to the request

Catherine Hartley, Columbia Police Department, addressed the citizens, concerns regarding the locations of liquor stores in the area, and with crime regarding liquor stores.

Andreas Ganotakis, applicant, regarding advertisement, he does have signage to promote his business as required, and will remove the extra signage.

Mr. Cromartie voiced concerns of one of the citizens and himself with the image of making alcohol attractive to young minds. He is aware of marketing and advertisement, and asked the applicant to speak regarding the signage for the business.

Mr. Ganotakis said the signage is very small and is inside the building. As the building is glass, it is visible from outside. He does have other advertisement for cigarettes and lottery, but will remove whatever he must for each business.

Testimony closed for Board discussion.

Mr. Young does not like the location to the school; there are many kids and single parents in the area, and there are several walking areas in the neighborhood. The other liquor store has been there for a number of years, and he is familiar with that store which was even an auto parts store in the past. The initial testimony of the applicant stated that when it was a convenience store only, business was bad; so he added a liquor store without approval from the City, and when he put in the liquor store, business picked up. His main concern is with the proximity to the school, but it is also dangerous street to cross over which is an impact on vehicular and pedestrian safety.

Mr. Cromartie said one difference with this application is that the state has already approved this liquor store as required, so certain state requirements have already been met such as the distance from other the liquor store and from the school. More information has been provided than needed, and thus exceeds Board jurisdiction. Unless the Board can change state law, he can see no grounds to deny the request as presented.

Mr. Young understood but still felt it was a safety issue regardless of the type of business and affected public interest saying the state criteria are very different from the criteria the Board of Zoning Appeals must look at.

Mr. McMeekin said if it is a dangerous street that is not due to the liquor store, but is something that needs to be addressed by SCDOT.

Mr. Hubbard said with regard to the distance requirement to the school, it does meet state requirements, but he is bothered by the proliferation of these businesses. C-3 zoning discusses concerns of depreciation of property values which is one thing that can be looked at. It is a shame there is not better police data but understands when there are not enough resources to connect with it. He does not feel that anyone can say the store is a positive by the photograph introduced, and there do not seem to be any shortages for wine, beer, food or hard liquor in the community.

He referenced the criteria language about intent and purposes as quoted by the City Council representative regarding depreciation of property values adversely impacting public interest. It cannot be proved that one of these businesses will kill a neighborhood, but if you put them all together it will. In terms of the aesthetic character, he does not feel that can be fixed. An empty building would be preferable.

Motion by Mr. Hubbard to deny the request for special exception for 5050 Fairfield Road to establish a liquor store; seconded by Mr. Young. Denial granted 4-2 with Ms. Durkin and Mr. McMeekin in opposition.

Mr. Cromartie asked staff to work with the applicant regarding the transition for an existing business.

*Meeting adjourned at 1:00 pm for short break and resumed at 1:15 pm
Mr. Hubbard left at 1 pm for the remainder of the meeting*

**8. 13-042-SE Dist. 4 4963 Ft. Jackson Boulevard (TMS# 16507-01-02) Special
Exception to establish a tattoo facility (5 Brand Ink, Inc.)(C-3, -FP)**

Stan Hudgins, owner of 5 Brand Ink, Inc. opened the first tattoo facility in the state and owns 27 shops nationwide. He gave background on the business which is considered a small artistic studio by the industry. Hours of business will be 10am – 10pm.

John Cavanaugh, board member with the Kings Grant subdivision, voiced opposed as he feels any impact on traffic will have an effect on the neighborhood.

Mr. Hudgins spoke to Kings Grant and the children are in a protected area. He said they have met criteria for special exception.

Ms. Durkin said she is familiar with the area. Tatting is a very popular business and becoming more increased. Many people have tattoos and she sees no issue with the request. Kings Grant is a gated community and closed.

Mr. McMeekin said this is an open area and the gate is open from 6am to 6pm, which Mr. Cavanaugh confirmed. He voiced opposition to the request.

Mr. Cromartie visited the property and said it is an absolute minute portion of the building as it is the smallest of the three suites that face Jackson Boulevard. He does not see a traffic issue because even if the business is a barbershop or nail salon, it would require at least one hour or longer. If this was a larger business, it may be a traffic issue; but with only two spots, he does not see it as a traffic issue.

Mr. McMeekin said that intersection begs for a traffic light.

Ms. Durkin feels that is an issue for SCDOT

Motion by Ms. Durkin to approve the request for special exception for 4963 Ft. Jackson Boulevard to establish a tattoo facility based on findings that there will be no impact upon traffic; there will be no impact upon vehicular or pedestrian safety; no impact upon noise/lights/fumes, or obstruction of air flow upon adjoining property; no impact upon the aesthetic character of the environs; no impact in terms of orientation and spacing of improvements or buildings; and the proposal will not adversely affect public interest; seconded by Mr. Young. Request approved 5-0.

Meeting adjourned at 1:40 pm for break and resumed at 2:03 pm

Mr. Cromartie thanked everyone for the patience and commitment to issues of importance to them and for attending the meeting for the better part of this day.

Motion by Mr. Cromartie to go into Executive Session to allow the Board to consult with legal counsel at 2:04 pm. Once this is completed, the Board will return and address the issue being presented. Motion seconded by Mr. McMeekin. Motion approved 5-0.

Due to public request and questions, Mr. Cromartie took the Board out of Executive Session to resume meeting.

Motion by Mr. Cromartie for the Executive Session to not exceed 30 minutes, at which time a recess will be taken to allow Board members to meet with legal counsel and receive legal advice; the meeting will resume at 2:30 pm. Motion seconded by Mr. McMeekin. Motion approved 5-0.

Meeting resumed at 2:37 pm

Mr. Cromartie resumed the June 11, 2013 Board of Zoning Appeals meeting.

Motion by Mr. Young to close Executive Session and resume the regular session. Motion approved 5-0, and regular session resumed at 2:28 pm.

9. 13-044-SE Dist. 2 1315 Calhoun Street (TMS# 09016-10-18) Special Exception to establish a residential care facility (Tobias G. Ward for Bannum Inc.) (C-4, -DD)

Xavier Starks, along with Toby Ward, represented Bannum, Inc. and family members of the building owners.

Toby Ward, attorney for the applicants, said Bannum Inc. clearly feels the project meets the criteria required for special exception. The property was a former parts store with 20 parking spaces available. A residential re-entry facility is a program operated for the federal government Department of Justice by private contractors that serves as a transition for non-violent offenders who are scheduled to be released from custody. This has been seen as a way to transition them for normal life as opposed to institutional life. He reviewed the criteria for special exception.

Mr. Cromartie said with regard to traffic, it must be looked at in a broader prospective than the 46 residents and those manning the facility.

Mr. Ward said Mr. Brian Harr and Ms. Catherine Brown work for the Bannum Corporation in Greenville and could address how that operates.

Mr. Cromartie was very interested in speaking to people who will work on the grounds, speak to the turnover rate of the 46 residents, and speak to the foot traffic which is criterion 1. He also wanted to know more about the daily activities as Mr. Ward stated the residents will not be continually in the facility during the day. He wanted to know the standards of the program, and the rules and regulations placed on residents.

Gretchen Dawson, property owner, spoke on her family history, the history of the property and how her husband, Bill, started the business.

Brian Harr, assistant director of the facility in Greenville, represented Bannum, Inc. Mr. Harr provided history and background of Bannum, a residential re-entry facility.

Catherine Brown, Social Service/employment specialist with Bannum in Greenville, provided the day-to-day schedule for a resident when they plan to go out for a job search.

Mr. Cromartie questioned the size of the Greenville facility, and asked if Ms. Brown could provide the number of residents that came through the door in 2012. He is trying to find out how many new bodies will touch that parcel on a regular basis because that constitutes traffic.

Ms. Brown said the size is 47 beds. She did not know the number of residents for 2102 but did have it documented and could provide that information.

Mr. Harr said for the month of June they had 17 new residents, and will have released nine. The number fluctuates from month to month. April was significantly higher, while May was low.

Ms. Brown added the number will not be over 46 in the facility at any given time.

Mr. Cromartie wanted to know the number of individuals that were in the facility for a span of a twelve month period asking Mr. Harr or Ms. Brown to call someone to provide that information.

Mr. Brown said he would call the director to provide that information.

Mr. McMeekin questioned the length of a federal contract.

Tommy Tapp, commercial realtor with Colliers International, represented the Dawson family. Mr. Tapp said the initial term is a two-year lease with three one-year renewals. His understanding is it is done that way is to make it easier for the Federal Bureau of Prisons to terminate a contract or contractor that is not performing up to their standards.

Board members voiced concerns that once the special exception is granted for a residential care facility, the special exception runs with the property. If Bannum lost its contract, it would not preclude the owner from renting the building to another residential care facility that may not be a federal contract and have rules as strict as Bannum; or someone could come in after the five-year period that would not enforce the same strict rules.

Mr. Tapp said that was a possibility but based on the drawings he has seen; the building is specific to this type of high security use.

Mr. Cromartie said the applicant spoke to fact that this facility is for non-violent federal offenders, and asked what the impact of a special exception would be if down the road the facility housed individuals who would be violent or have substance abuse.

Mr. Cook stated the Board can prescribe appropriate conditions and safeguards that conform to the land development code as a condition for approval. Additional criteria can be put on approval.

Mr. Harr walked through a typical day/daily living conditions for the residents and addressed safety concerns.

Ms. Brown said the Greenville facility is in an area which was once considered the worst in the area but was redeveloping.

Mr. Cromartie said as there were a lot of members of the public who wished to speak, questioned Mr. Ward if he knew what other individuals affiliated with the applicant were going to speak about so that priorities could be arranged. The issues would need to address the five criteria required for special exception with regard to time.

Katon Dawson, property owner, stated that he felt the program has been investigated and will be a safe program, and will make things better for the area. He has had success with the program and with Bannum. Mr. Dawson stated he would agree to conditions of limitations placed on approval for the special exception.

*Brief recess for technical issues at 3:45 pm
Mr. Cromartie resumed the meeting at 3:50 pm*

Mr. Ward stated the applicant and the landowner would both welcome a condition that would limit this special exception to either Bannum, or a Bureau of Prisons' Operator, or some other reasonable safeguard to prevent an unwelcome situation from developing.

Mr. Cromartie said this will be taken under advisement and will work with staff to find language that will be appropriate within their authority.

Public testimony was then taken for those speaking either in favor or opposition of the request. Mr. Cromartie stated the criteria this Board is tasked with reviewing and using for making decisions and therein able to take testimony from is limited to the five that have been presented – traffic, vehicular and pedestrian safety, noise/lights/fumes or obstruction of air flow, the aesthetic character of the environs, orientation and spacing of improvements and buildings. The Board is aware there may be other issues that may want to be shared, but they have only the ability to listen to those core five.

Todd Kolb, long-time resident, said he would rather have this type of facility than others and feels it would be safer for residents. He is not against the facility, but against the location.

Bill Stephenson, resident, felt the biggest problem is to put more of these loitering people in this area, and they will not be able to contain them in the building. He feels this is the wrong use and wrong location.

Mr. McMeekin said he is sympathetic to what is being said, but stated the Board is tasked with addressing the criteria for special exception, and needs something to substantiate Mr. Stephenson's comments.

Mr. Stephenson's testimony is that 46 people cannot be contained in the building and will be loitering in the street. Greenville is a different area, it is not downtown Columbia.

Mr. McMeekin stated testimony from the people who run the facility in Greenville has been that they don't loiter. They go out to check businesses and have to check in and check back in, but what he is saying is contradicting the program that is operating now in Greenville.

Dr. Charlotte Thompson, resident, felt granting the request would affect pedestrian safety in the area. She is opposed to the request. She feels it will have an adverse impact on public interest, and on the aesthetic character of the environs.

Elizabeth Marks, Robert Mills Historic District and as co-chair for the Coalition for Downtown Neighborhood, said both groups oppose the request and ask for denial based upon aesthetic character, traffic impact, pedestrian traffic, and air flow.

Ms. Marks felt it is not possible to compare the Greenville facility to this proposed facility. The Greenville facility is in a total low income area and the Columbia location is completely different. The property owner has never contacted the neighborhood regarding any shelters. She said the bid has not been awarded, and if awarded will go the winning contract. Bannum did not contact the neighborhood association, the next door merchant or anyone; they have failed in all communication efforts. Bannum does not even have a contract yet, and they are asking for a special exception.

Richard Layman, business owner, felt there will be adverse effects on the public interest as he does not feel his potential employees would like to know they are working a block away from a federal penitentiary.

John Boots, Cottontown resident, spoke on behalf of Ellen Cooper, president of the Cottontown Neighborhood Association. He referred to the letter and points highlighted by Ms. Cooper in her letter:

- Special exception contrary to the intent of the city zoning code, referencing §17-253.
- Re-invigorate City Center and promote new residential development
- Create a development pattern that connects the areas and elements within the City Center without promoting design uniformity
- There are no less than similar facilities within .410 mile of this site.

- Adding more people in the area where there are existing addiction recovery transition housing establishments creates an environment that will make recovery or transition to permanent housing less accessible and therefore not in the public interest.
- There will be increased foot traffic in the community because the residents will still need to walk to the bus station or other methods of transportation.

Mr. Boots agreed there will be increased foot traffic with the addition of 4 people in the neighborhood.

Pauline Cormier, resident, said they received no guarantee that violent offenders eventually will not be housed there. She feels there will be increased foot traffic because of the residents and visits from family members and if the request is granted will put businesses in the area out of business. She requested denial.

Walter Jay, business owner, feels if the request is approved, existing businesses will close and the unoccupied spaces will remain empty. He requested denial.

Paul Cormier, resident and business owner, voiced opposition to the request.

Testimony closed for Board discussion.

Mr. Cromartie questioned the Bid process and asked if this is a premature request for special exception for this use. He asked if anyone was able to contact the Greenville facility regarding the number of individuals who entered and left for a 12-month period.

Mr. Ward said the award has not been made because the government will not make award to an entity that does not have land control.

Mr. Harmon contacted the director at the Greenville facility who said there would be fifteen changes a month for about one year which comes to about 180 to 200 persons a year.

Mr. Ward mentioned that this use is allowed under the City Ordinances for a special exception. Mr. Ward reviewed the criteria for special exception **impact of proposal upon on traffic, impact upon vehicular and pedestrian traffic, impact in terms of noise/lights/fumes/or obstruction of air flow upon adjoining property, impact upon aesthetics character of the environs, to include the possible need for screening from view, impact in terms of orientation and spacing of improvements or buildings, and will the proposal adversely affect the public interest.**

Mr. Ward asked the Board to limit their decision to the criteria, and impose the conditions they feel are necessary to have a safe and responsible organization.

Testimony closed for Board discussion.

Mr. Cromartie stated he wanted to talk to staff regarding these conditions as he sees them as different from the self-imposed conditions as noted by applicant. He sees them as a resident facility that is federally regulated by the Bureau of Prisons housing non-violent felons, there will be a landscaping plan, and there will be no loitering. Those are the use conditions, and is contingent upon the awarding of a Bid to Bannum. Mr. Cromartie wanted to make it clear he was distinguishing between the condition of going to Bannum, and the fact is it is conditioned upon an award to Bannum. Special exceptions are not limited to specific entities, however in this instance the Board has been informed that it has not yet been awarded, and the only potential entity to whom the award can be granted consistent with ownership as presented through the application is Bannum.

Mr. Cook said another option is to place criteria on failure to establish a use within a time frame which would void the special exception as opposed to tying it to a specific company. Perhaps something like,

“residential re-entry center for up to 46 residents in conjunction with the United States Department Justice Bureau of Prisons to being or establish the use within a determined amount of time from the date of this meeting shall void the special exception”.

Mr. Cromartie asked if it would be appropriate to say “failure to receive an award to Bannum”, or should Bannum be left out.

Mr. Cook preferred the first option of leaving the specific name out.

Mr. Cromartie asked if there was anything heard that the applicant or owner would be opposed to in terms of the language just discussed.

Mr. Ward stated they were not. There is a delivery date to the federal government of November 1, 2013.

Mr. Cromartie voiced concerns with increased traffic load on the neighborhood which is the first criterion. He is also impacted by the testimony all things being equal, with the extent of regulation and supervision with respect to this facility probably makes this the best use of this type of use.

Ms. Durkin referenced the comment that the building will look more like a barracks when it is done, and voiced concerns with aesthetics saying it will have an impact on the neighborhood. Residents cannot congregate outside, and when they are allowed out, there will be noise and smoke.

Mr. Cromartie said his interpretation of the barracks comment is that the barracks look will be more internal and not reflect a military installation on the outside.

Mr. McMeekin said it is a tough application and he always tries to weigh both sides. The Board is taxed with making a decision based on the criteria. He felt no concrete evidence was presented, saying nice people can fall on hard times. He is in favor of the application, but is not in favor of the strict way it is being accepted by the applicant, but is in favor of granting the special exception based on criteria.

Mr. McKnight stated Mr. McMeekin is a stickler for criteria. He waited to hear the public speak to the criteria, and did not hear them make that case. He lives in the proximity and feels this facility will be grand as it will be a federal entity. When he first moved into the neighborhood, he was apprehensive of such things as well, but did not hear the neighborhood referencing the five criteria. He agrees with Mr. McMeekin in granting this, and feels it may be beneficial not only to the neighborhood, but to the community in general.

Motion by McMeekin to grant the request for special exception for 1315 Calhoun to establish a residential re-entry center that will house up to 47 residents that will be administered by Bannum in conjunction with the US Department of Justice Bureau of Prisons for non-violent offenders, a landscaping plan will be implemented, and a start date of 12/1/2013 based on testimony offered by the applicant for BID date of 11/1/2013.

There will be no impact of the proposal upon traffic; no impact upon vehicular and pedestrian safety; there is no adverse impact in terms of noise/lights/fumes or obstruction of airflow on adjoining property; no adverse impact on the aesthetic character of the environs, to include the possible need for screening from view; no impact in terms of orientation and spacing of improvements or buildings; and there was no concrete evidence of adverse effect on the public interest. *Motion seconded by Mr. McKnight. Request granted 3-2 with Ms. Durkin and Mr. Young in opposition.*

IV. OTHER BUSINESS

Approve May 14, 2013 Minutes

Motion by Mr. McMeekin to approve the May 14, 2013 minutes; seconded by Mr. Cromartie. Minutes approved 5-0.

V. ADJOURNMENT

There being no further business, motion to adjourn the June 11, 2013 meeting at 4:58 p.m. by Mr. Cromartie.

Respectfully submitted by Andrea Wolfe
Sr. Admin. Secretary
Planning and Development Services Department
City of Columbia



SOUTH CAROLINA DEPARTMENT OF REVENUE

ABL-567

(Rev. 6/9/10)

4282

PRL

RETAIL LIQUOR STORE

16

ACABL 5221211008



SEVEN DAYS FOOD MART LLC
5050B FAIRFIELD RD
COLUMBIA SC 29203

SEVEN DAYS FOOD MART
5050B FAIRFIELD RD
COLUMBIA, SC 29203

LICENSE NO: 320598501
FILE NO: 32059850-1
DATE ISSUED: 07-21-2014
STIPULATIONS: 03

START DATE: 09/01/2014
END DATE: 08/31/2016
START TIME: 00:00
END TIME: 00:00

THIS LICENSE IS NOT TRANSFERABLE

OFFICE

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If you sell all or a portion of your business, before the buyer can legally sell beer, wine or liquor, he or she MUST obtain his/her own permit or license. You can be held financially responsible for any violations of the law that take place by any person using your permit and/or license. You may be held financially responsible for injuries due to the negligent sale of these beverages by someone using your permit or license.

***** POST THIS IN A CONSPICUOUS PLACE *****

INSTRUCTIONS

This is your new license. Please fold on the above perforation mark and display in a conspicuous place. If you have any questions concerning this license, please call the SC Department of Revenue ABL section at (803) 898-5864.

You may not transfer this permit or license to another location or to another person. If you sell the business or change ownership name or business address, you MUST apply for a new ABL license.



GANOTAKIS /BOZA

06/11/13

TRANSCRIPT

BOZA: (1:47:25) At this time we will resume the June 11, 2013 meeting of the CoC/BOZA and staff will direct us to the next case.

The next case before us is 5050 Fairfield Rd. TMS # 11701-02-20 and this is a special exception to establish a liquor store. Basically in September of last year a business license was issued for a convenience store at this location and subsequently a liquor store was opened in January of this year and so now the applicant is seeking a special exception to bring the liquor store in compliance with the zoning order. I believe the applicant is present and can bring additional testimony.

BOZA: So the current use is not in compliance and hasn't been since January.

STAFF: That is correct.

GANTOTAKIS: My name is Andreas Gantotakis and I am the owner of the convenience store/liquor store. I started this business last year around October. I leased the property that was an empty building. I leased the building and asked that they give me a license for beer and wine and liquor. I have a protest from the neighbors and we have been in court. In January they gave me a license for beer and liquor. About a month ago they came out and asked me if I have a special license, a special exception license for liquor and I told them no, I didn't have it, I didn't know and I asked the person from revenue what the next step. They told me to go ahead and open the liquor store and sell and they came and inspected the building and I start the business. Right now I am doing the business. I am selling beer and liquor partial A and B. The convenience store is A and the liquor is B. I don't have any problem, the parking space and the neighbors a lot of people like what I do. The business when I had the building it was empty, nothing there and I painted the building, I remolded inside and out, I got lights all over the building. Street lights and everything and everything is there and I am asking special exception for my liquor license.

BOZA: So you have already been approved to run a package store consisting with State law?

GANTOTAKIS: Yes sir.

BOZA: And the community was present at that interim hearing?

GANTOTAKIS: Yes sir.

BOZA: How did you wind up doing something you were not approved to do? As indicated by the chair, you are doing something now that is not approved. Is that correct? I am not sure I understand this. You had no approval by the City. The City had approved beer and wine, but not liquor.

GANTOTAKIS: (1:52:05) No. I am just asking. I didn't know that I have to go zoning for special exception. When I asked the Dept. of Revenue what the next road, they told me your building has been inspected, so you are good to go. So I ordered the liquor.

BOZA: You didn't know you needed permission? You did not know you had to come to the City for permission?

GANTOTAKIS: No. Even when I asked the first time when I applied for the liquor in September for beer and wine license for the convenience store, nobody told me I had to go to zoning. So I was continually

doing business. I opened my convenience store without beer. I was struggling until I got the beer license. Since January the business has been building, so for the future I am probably giving job opportunity for the neighbors. (1:53:05)

BOZA: Is it roughly a summary? Basically what he is approval for in September 2012, was the convenience store, subsequent to that he applied for a liquor license with the State and was approved but did not get the special exception license with zoning, so that's why we are here today. We kind of came upon it after the fact.

GANTOTAKIS: Let me tell you what's on my mind. Can we do something in the future for those who come forward to the City for a business license for a convenience store point out the fact that if they want a liquor license, there is an additional application process. It might be an easy fix to ask and that might be the way to handle it if they want to comply. If you want a liquor store, you have to do this, so this doesn't repeat itself and maybe we could handle it like that.

BOZA: If you would sir, would you please speak to the impact of your continued use of the building upon traffic, vehicular and pedestrian safety, noise, lights, views, the esthetic character of the environment and the orientation spacing improvements regarding your building?

GANTOTAKIS: About the traffic. The traffic is located on four way highway and there is a train on the left and right. I've got a big parking space. You can probably park 26 cars across there. You can turn an 18-wheeler there. I don't have any problem there. I don't have any noise there. I keep it clean. Everybody likes it. If you look inside, it is very clean inside the store. Most people around like it. About the liquor store, it's the same thing. We keep it very clean for the neighbors and the best price for that area.

BOZA: So when you took over the property, you improved the property, is that correct?

GANTOTAKIS: I did everything inside and out. I painted and put up lights. There is a lot of signs around the building. I already talked to Mr. Ariel and I have to move some signs. I already moved a couple of them, but there are a couple of them left. Since that, I do my best to clean all around. Nobody sits around there and I just clean around there for the neighbors.

BOZA: Is there anyone who has questions for this applicant? If there anyone who wishes to speak for or against this applicant?

BOZA: I do have a question. Can you tell me about the area around your store? Are there other places to buy liquor nearby?

GANTOTAKIS: Yes, right there on the Food Lion parking lot there is one.

BOZA: There is already one?

GANTOTAKIS: Yes. Been there for a long time.

BOZA: Is there anyone here to speak in favor for or to opposition of this application? If so, please come forward to the podium.

RHODES: (1:57:11) My name is David Rhodes and I represent the Cabb Island Community neighborhood which is directly behind the liquor store on Fairfield Road behind the cemetery. There is a cut-through there on Villa Hermosa which is supposed to be a secure area. There is a fence on both sides, but the gate is broken so they cut through right there, right beside my house and into the area. We don't need another liquor store for or in the Eau Claire area. I have been living here for about 8 years now and seen a lot of money spent on N. Main Street in businesses and the only thing that I have

seen are convenience stores and you can literally stand on any corner around here and throw a rock and hit one. Beer stores are all over the place and we have grocery stores that need upgrading and they won't do it because the community is not moving fast enough and a liquor store is not going to help this. There are already liquor stores here. We don't need it. If you go back to those pictures that you saw there, the one thing that you don't see is the proximity to Alcorn Middle School which is less than ½ mile up the road, or the proximity to Eau Claire High School which is over there also and a lot of kids in this neighborhood, they walk to school. They walk up Fairfield Road, they walk down N. Main Street, and they walk right in front of that place, and that place will be open in the afternoons. You have to look at traffic. What it's going to do to the kids as they are walking down the street; the type of people that you're going to have hanging out at those places in the afternoons. We just don't need another liquor store. We need family oriented businesses in this area and it's not getting it. Approving another liquor store for this area is only going to be a detriment to this neighborhood. Thank you. (1:59:11)

BOZA: Excuse me, I have a question for you. Have there been any incidents around this location?

RHODES: Not yet. He hasn't been open that long, but what I have seen is where the cut-through is at the Villa Hermosa Apartments right there, you see a lot of pint and half-pint bottles. There have been people who go behind my house and behind Villa Hermosa and in those woods and in that creek area that runs along-side his property. They go over there to drink and they will toss the bottles, and that's where they stay at. The police, I have had to call at least twice and have the police come down for people who were back there drinking and raising cane. Back there in the back, talking all loud and being really loud and obnoxious. (1:59:55)

BOZA: And you know these people came from this store with their purchases.

RHODES: I have no idea where they came from. I know if they came from that area. I don't have cameras that can visualize all of that. I doubt very seriously that you've got cameras too, but the Eau Claire area really needs positive type businesses here and a liquor store is not going to be that type of business. (2:00:19)

SPENCER: (2:00:31) Good afternoon. I am Chaplin Spencer and I'm here representing the City of Columbia in opposition. I know you're all looking at me a little bit strange representing the City, but they are separate and distinct. You are an independent board. You are the decision maker, but they do have concerns. They have concerns about areas being inundated with liquor stores.

BOZA: Before we get started, can you tell me more about representing the City?

SPENCER: Yes, City Council authorized me to represent them.

BOZA: The City Council?

SPENCER: The City of Columbia, the City Council. Yes, and that's why I stated it was a bit strange, it does happen. Liquor stores are legal but they are regulated. You have to have a special exception. It's under zoning. Then you go to look why do we have zoning. What is the purpose of zoning? So I look to the S.C. coding that authorizes municipalities to impose zoning regulations. The purpose of zoning is to enable municipalities to preserve and enhance their present advantages. To overcome their present handicaps and to prevent or minimize such future problems as may be foreseen. That code section goes on to state that zoning regulations are necessary and proper to promote the health and safety, the appearance, the convenience, the prosperity of local entities, municipalities. Some areas are appropriate for some uses, others are not. That's what zoning is about. Special exception is for you to look at this particular area and see if this parcel is appropriate for a liquor store. With a special exception, like a variance, the applicant is going to have the burden of proof. When you are doing this, what are your duties? Well your code provides that under special exceptions, you have a duty to deny special exceptions when not in harmony with the intent and purpose of the zoning code. What do we

get with the intent and purpose: preserve, enhance and overcome present handicaps and minimize future problems. You can also prescribe appropriate conditions. I am not going to get into very much detail about facts, because there are going to be other people. So I am going to be brief. There is a lot on your agenda. It is undisputed that this area is very close to a school, Alcorn Middle School. It is also located across the street from a cemetery and residential areas. I'll hand you a map that shows this is literally hundreds of feet down the street from another liquor store which I think is important material. Unfiltered penetration of liquor stores is a problem. It can cause blight in the areas. They start, they come on, they are not good for the community. There is another liquor store that is close by. Unlike that one, this one is bright, it has the big polka dots, it has a lot of signs, posters, it is screaming, come here. You get kids across the street who are biking to school, walking to school. In accordance with public policy both on a federal and state level, you need to build sidewalks to get children to walk. You can look at that with some of the conditions if you were to grant this which I oppose. I'll hand you another picture which shows the difference between this other liquor store that is just a few hundred feet down the street. Its tucked away. It is not out there screaming to the community. So now let's look at the facts in this one, traffic. It's a liquor store. Liquor stores are a quick in and out. You are going to have a lot more traffic from a liquor store than some other users such as an office or a restaurant. Pedestrian safety. We already hit on that briefly. This is right by a middle school where you want kids on bikes, you want them walking. They are going to be adversely affected. (2:05:13) Aesthetic character. You got more pictures of this building. It's not going to look good and I believe if you look at these facts, it is not going to help this community. Adversely affecting the public interest. Another liquor store, this close to a school, in an area that needs a little help, is not going to help the public. Public interest is to help protect citizens and property. It is not to allow undesired development. Another element I hit on is harmony, which is in your code. Inundating an area with liquor stores is not going to keep in harmony, which is in your code. You have the ability to regulate. On behalf of the CoC, I request that you deny this special exception and if that is not the case, please look into putting some special conditions on the exterior of the building, the façade. The number of posters they can have; the size of these posters. Do anything to help regulate, to help this community a little bit. I do believe it is in the best interest to deny it because of its proximity to other stores, schools and residential area across the street. Thank you. (2:06:31)

BOZA: I want to state several things. We, of course, appreciate the service of the City Council and are glad that they thought to provide a representative with respect to this application. I find it very informative that you have listed as one of the reasons why you feel this should be opposed is the proximity to another liquor store and to the number in one community. That issue has come up twice before to separate issues, not liquor stores. One was recently a convenience store/gas station and so I would like to ask you as a representative, that you might be able to communicate to those that actually provide us with the criteria for making a decision. That may be something you want to take a look at in working with staff and may be able to avoid some of the appeals. The issues that you raised on behalf of the council can be of direct interest in our decision making.

SPENCER: I understand your point and I do hear you. Its duly noted. I think that you do have the authority to look at those as a whole with all of the zoning abilities that you have because it is a special exception, so you do get to look at all that applies. But you are looking for something more specific and I hear you and I will see what we can do to provide you with some more tools in your chest. (2:08:07)

BOZA: Can you give me some specifics you think would help minimize the impact of this use, if it were to be approved?

SPENCER: One of the things I saw some pictures, and some other people are going to give more factual testimony, so I tried to stay away from that, but there were some large posters and you see those and in some liquor stores you see them and in other you don't. They are large pictures and in some of them you see scantily dressed people in the advertisement. They are bright colors. Come by for this sale price on this certain type of liquor. Maybe just a certain number. You don't want to prevent a lawful business if you were to allow the use from making a living, but maybe a certain number, maybe 3, 4, 5 or

6. But some of these and I think this one, the whole front was covered with these pictures. It doesn't look good. It doesn't look good for the community and I think if you limit maybe the color, the appearance, or the size, maybe 12 x 24. (2:09:25)

BOZA: But these are on the exterior.

SPENCER: A lot of them are on the interior on the windows, so they tape them from the inside so you can see them from the exterior. They look like exterior signs as your riding by. (2:09:39)

BOZA: I have a question for staff. What about our limits on the size of signage?

STAFF: No actually a sign visible from the right of way has a size limit and a number of signs limit.

BOZA: So its already there.

STAFF: Admittedly a bit hard to enforce because these tend to be temporary signs and they come down and go up quite easily.

BOZA: If you see a pattern can you deal with it as a pattern?

STAFF: Yes.

SPENCER: It would be an enforcement issue, but if you could have something in addition to the conditions. I understand that and the problem is some of these are weekly specials so they have a tendency to come up and down, by the time there is a complaint, you get a code officer out there. (2:10:38)

BOZA: There is another liquor store directly across the street. I don't understand how we can with any kind of legality, but I guess enforcement is enforcement. Enforcement needs to be equal. I want to make certain we don't treat businesses differently because they may be painted a different color or they may have something outward that someone may find offensive that someone else might not. I just struggle with that. My only other question is that, when you say you represent the City, so City Council, everyone on City Council opposes this application?

SPENCER: I am not going to speak individually but City Council as a whole has authorized me and our firm to look into these liquor store applications and those that protect the public interest and I know they act as a whole, as a group and I wasn't there on those type of discussions and communication so I can't get into that. (2:12:15)

BOZA: If someone says they speak for the City, I know you may not have that factual information, but its like when someone comes up and says I speak for such and such neighborhood association and someone else comes up and says they might but I don't speak for me and I live in that neighborhood. I am just trying to get my head around, so everyone council where I guess a majority of council has engaged your firm. Is it just liquor stores because I think what chair has said, is it just liquor stores or is it gas stations? What exactly that council has engaged your firm to do?

SPENCER: I don't want to get too far with the attorney/client privilege about what all they want me to do, and I am not trying to be coy, but they may not want everything out there, but it is primary with the liquor store. (2:13:12)

BOZA: That would be open under FOIA wouldn't it? I am just trying to make certain sir, you speak for City Council.

SPENCER: Yes and I do believe there was an overwhelming majority, but I am not going to get into specifics, but also City Council if there wasn't, they act as a body, they act as a whole. So if was a 4-3, it would be the action of the City Council. (2:13:40)

BOZA: The majority of the forum has taken this position.

SPENCER: Correct.

BOZA: One thing that I want to respond to is the idea of equal treatment. Whenever you have distance requirements you run into equal treatment. If you the first one there, the next one has to be x distance from that one and so to the extent that the concern is the concentration of a particular kind of thing in that area. Its not unfair its just that is the way distance requirements are done.

My concern is that we have this come up regularly where people go and apply for a license. Ignorance is not a defense but many times there seems to be not a lot of coordination to prevent these types of cases from coming before us.

SPENCER: I find it odd too that they were able to get a permit but they did. They still have to comply with the law. I think that there are measures being taken to try and . . . (2:14:58)

BOZA: I am not sure they had a permit to do what being done. We are back to this thing. What is a City Council, what is a permit. We got a permit for something but not the something at issue today.

SPENCER: Correct and they still have to get a special exception to legally operate and that is the issue, and they don't have one.

BOZA: Maybe this is for a different forum, but it isn't about just preserving and enhancing. There is a part of capitalism where the City is not always easy to deal with. What I would encourage is more coordination so we don't have these types of cases coming before us as frequently as we do.

SPENCER: Request de-mark criteria.

BOZA: (2:15:12) How about just more coordination. How hard is it for DOR with the liquor licenses to communicate with the City and vice versa? Somebody comes to apply for a permit let them know the steps . I know in my business you have to lead the people to let them know the steps that are coming so that they can prepare.

SPENCER: I agree and we are trying to address that with more communication. Once an application gets in, we have discussed that, being more proactive. Should have been put on the notice, but evidently things did slip through.

BOZA: This is what I am going to do. This is a big of discussion and I think it is important. I am going to ask since you are a representative of Council that maybe you work with staff to facilitate better discussion between the two bodies so that we can better serve both bodies the City and the citizens of Columbia. Also I am going to ask for anyone else that is in opposition or in favor of the application so that we can keep the proceedings moving forward.

SPENCER: Thank you.

BOZA: I was just going to say that I agree with that and since we are appointed by City Council and for them to send you to this to represent them, it kind of irks me.

SPENCER: I can understand and that's why I said this is a little different thing and I smiled when I said I was here representing, because I knew I was going to get comments. I think they were just trying to

and perhaps we can do it a better way but they wanted to make sure everything was put on the table and all the standards were there . We will work with that and I understand your concerns. (2:17:20)

BOZA: Anyone else in opposition or in favor to this application, please come forward.

NELSON: (2:17:46) Good morning. Can you hear me? My name is Steve Nelson and I'm a 25 year combat veteran. Its funny I served on Richland County Zoning Management Board for 3 years. I was listening to the comments and this gentleman runs a first rate convenience store/liquor store. He has cameras, it is clean. He doesn't have lottery ***(he is really saying loitering)** at his store. I have been there 6 times. I was listening to one gentleman who was saying somebody taking short cuts and kids going to Alcorn. That's not true. There are no kids walking up and down that street. I live in 29203, I own several properties, I have no financial interest in this store. I go there and my wife goes there and we feel perfectly secure. He has cameras. One gentleman said about the pictures. What do they have on billboards all over the City. He runs a first class business, he has cameras and he is going to hire local people. He has a lot of money invested. I used to own a business so I understand. He is going to hire local people once he gets going. I ask you Mr. Chairman and board members to approve this special exception.

BOZA: You understand today we are not talking about the convenience store. Today we are not considering whether it is a good convenience store. We are not considering anything about beer and wine. All we are considering is her today is just the one narrow point of hard alcohol liquor being sold there.

Nelson: I understand Mr. Chairman. I understand. The gentleman is already selling alcohol. I ask that you guys grant him special exceptions. I use to sit where you sit. I understand the proceedings. (2:19:57)

BOZA: Anyone else in opposition or in favor to this application.

Brown: (2:20:09) Hello, my name is Patricia Brown and I am the president of the Northwood Hills Neighborhood Association and I come before you because I have 6 concerns. No. 1. We want walking in our neighborhood and people do walk in that area on Fairfield Rd. and people tend not to be comfortable walking in an area where there is a liquor store due to the fact of loiterers and possible harassment so that is one concern. Another concern is that I have talked to presidents in the neighborhood associations in the Eau Claire community and I tried to talk to all of them. I did not talk to all of them but I left messages for some but the ones I did talk to talked to me about their concerns about their neighborhoods and how there seems to be a proliferation of liquor stores. That they are having more than one in their area and they think that should be reconsidered. One store in the area is entrepreneurship, but when you have a proliferation of liquor stores in a family community , in our opinion, that begins blight. We want to know can you do anything about limiting the advertisement and its visual effects on people walking and people passing by. No. 5. We want to revitalize the Eau Claire community and encourage young families to choose this neighborhood but with multiple liquor stores young mothers have a real concern about is this the neighborhood I want my family in. Young families tend to not to gravitate towards those communities. We want to do things that are going to make our community, when people are looking for a home they will choose us. No. 6. We have been designated in Columbia 29203 as the area with the most concentration of health problems. Healthy Columbia/ Eau Claire Cooperative Health Centers is trying to improve the health of our neighborhood. High liquor sales does not contribute to the physical health of a neighborhood. We are not opposed to entrepreneurship. We do not want to do anything to stop the proprietors from making a living. We simply want you to consider is there something you can do to look at, when you are considering approving a liquor license, can you do something about the proliferation in the community? Can you do something about limiting the number that are there in a designated small area? Thank you. (2:23:22)

Brown: Excuse me madam. I was trying to write down 1-6 but all of a sudden I seemed to have missed one. (2:23:31)

Brown: The first one I said is we want people walking. Sometimes people get concerned about walking past liquor stores. No. 2 was other neighborhood presidents listed their concerns. No. 3 is one store is entrepreneurship and multiple liquor stores in an area tends to be blight. No. 4 is can you limit the visual effects of the advertisement and 5 is we want to revitalize the Eau Claire community so young families come because we are an aging community and we need to bring in young people if our neighborhood is to survive and No. 6 was we have been designated as the most unhealthy neighborhood in Columbia. (2:24:29)

BOZA: Anyone else in opposition or in favor to this application

ALLEN: (2:24:54) My name is Pearl Allen and I am a resident of Northwood Hills. I built my home there in the middle 60's and I am also a retired teacher of Richland One. My concern is and I am going to be very specific. This store is already in operation and selling alcohol and I went by there this morning because I have not been inside and as I approached the front door, I notice it is padlocked. I looked through and you can see the double doors and if you open the right hand side you go into the convenience store and the left hand side you go into the liquor store. Ok I am a middle school student and I am right here in front of the door and I've got to make a choice. It's a bad choice to make for anybody. Inside is just a partisan I can see the wooden dividers, but the partisan is not complete. It seems to me a poor arrangement for any kind of store. I think you have a map of the layout of the store in your packet. Some of the other things that concern me are the proximity to the other liquor store in the Food Lion shopping center of which this other liquor store has been a part for many years. You can see if your camera will focus you can actually see from one liquor store to the next across the parking lots. Also the cemetery across the street and up the road very slightly has been a place where burglars have stolen property from the homes and then hid them in the cemetery to come and pick up later. I don't want the cemetery to become a place where alcohol is consumed at night. Bottles get thrown and noise at night. The nearness to the school is another issue. You may say it does meet measurements provided by law, but it barely meets the measurements provided by law for distance from a school. You can see from one to the other and you can cross the street, the children cross the street as they walk. These are the major concerns I have. I am sure there will be some mentioned by other speakers (2:28:33)

BOZA: Anyone else in opposition or in favor to this application. Outside of the woman who is at the podium now, who else is here to speak in favor or opposition of this application. Would the two of you please queue behind this woman at the podium. I would ask that those of you who wish to speak in favor or in opposition bring different points than those that have already been brought and/or speak to the criteria which were tasked to make this decision and if there are none others to speak in favor or in opposition I would ask the applicant to take his position at the end of that queue to proceed with his testimony.

SAVAGE: (2:29:30) Good afternoon my name is Christy Savage and I am the president of the Eau Claire Community Counsel which is the umbrella agency for approximately 40 neighborhoods in this area. I am the immediate past president of the Northwood Hill Neighborhood Association. We are opposed to another liquor store. I hold in my hand a photograph of the liquor store and if you look at the red dot in the corner you can see the proximity to the other liquor store that has been there approximately 30 years. I will not be redundant but I will emphasize that we live in a community that is attempting to make this area a better place. We fought hard for the street-scaping on Fairfield and North Main and the light there because we were concerned about safety issues. The City has spent a lot of money there. We want entrepreneurs in the area. We want business that is going to enhance the community. In addition to the 2 things that I mentioned, I coordinate a program that initiates health in Eau Claire. I have so many things Eau Claire. Eau Claire Cooperative Health. We are focusing on things that create health issues for people in this area like asthma, diabetes, HPB, cancer, strokes and all of those things

that impact those areas so we want to make this a healthier place to live so a preponderance of liquor stores does not do anything to enhance that. My experience has been, not only in this area but areas, and I have lived in other places in North Carolina and Syracuse, NY, is that when you have a concentration of businesses like that it does not contribute to the community. It tends to bring the community down because it attracts a certain kind of clientele. I respectfully ask that you deny the special exception for the liquor store but I want you to understand the close proximity to the other store that is there. It has served us well. The particular store is across the street from Alcorn. You can throw a rock almost to the next liquor store so we do not need another liquor store in that area. Thank you.
(2:32:39)

BOZA: I would like to make a comment about this picture. I'm sure the others might want to notice. Counting, I see we have 9 red dots as opposed to whatever. I would like the staff to look at this picture and decide if it complies with our sign ordinance. Finally, I do see a sign here that denotes he sells lottery tickets. Earlier a witness said that they do not sell lottery ticket but there is at least a sign saying that they do.

SAVAGE: Are you able to see the red dot store that I pointed out?

BOZA: The one in the distance.

SAVAGE: Yes.

BOZA: The one in the shopping center. Yes. I had to take my glasses off but I see it.

RHODES: (2: 33:25) Good afternoon. My name is Cindy Rhodes and I live in the Eau Claire area and I moved there about 8 years ago. We relocated to Columbia because we wanted to be a part of the revitalization of downtown and we have contributed. I usually walk the neighborhood with my dog and when I see my neighbors I try to share what has been going on. I have notice several men lingering around the neighborhood. I don't go far distances. I only walk a 2 block radius of my house. I have seen 1 man being there. I have seen him go in and out of the neighbors houses when the people are not home. I said to myself the next time I am calling the cops. This is the kind of stuff that attracts people like that. When I go for a walk in the mornings I can see where people have sat and drank 2 or 3 beers leaving their cans and trash and don't pick up. These are simple things but to you this may not sound like a big deal. To anyone else this may not be a big deal but I live there and I want it to be clean. Not just trash clean but business clean. I was surprised to hear a man say he doesn't go to the Obama Station to get gas. I don't go to that one, I don't even go to the corner gas station. The lady who was talking about putting in a gas station, I will drive 5 miles to get gas just to be safe. I want to live in a safe community. This does not make it a safe community. I want to shop in my neighborhood. I don't shop in my neighborhood. I won't go in there if I want liquor I'll go to Fort Jackson. I'm a veteran too. Seriously. That is how I feel about it and I want to thank you for your time and I hope that you will vote in our favor. (2:35:39)

HARTLEY: (2:35:45) Good morning I am Inspector Hartley of the Columbia Police Department. I'd like to address the concerns of citizens that brought up the proximity of the businesses selling alcohol to each other as well as Alcorn Middle School on pages 4 and 6 and also the concerns of safety in the area with this type of store attracting a certain type of clientele. As you can see on page 4 there are approximately 15 businesses in the proximity of Alcorn Middle School that sell alcohol of some variety. Four of those locations sell liquor. That is including 5050 Fairfield as they are actively selling it. The other locations sell simply beer and wine. All the business that is in question here are within visual distance to the liquor store inside the Food Lion Shopping Center. It is not the closest in proximity by law regarding its distance to Alcorn Middle School and that is demonstrated on page 6. Statistically speaking the 2 liquor stores are within 1/2 mile of Alcorn Middle School and are not a crime problem if you have had an opportunity to look at pages 9 -13 in the packet I just gave you, you will see the crime

statistics for convenience stores, liquor stores and other businesses in the Food Lion Shp. Ctr. for last year and this year in a comparisons table. (2:37:40)

BOZA: Let me interrupt you and ask a question. In respect to Seven Days Food Store which is the application before us what information do you have for crime stats that have taken place on that property. (2:37:57)

HARTLEY: We evaluated the first 5 months of this year on comparison to the first 5 months of last year when they weren't there but in our evaluation of this year we were able to determine they have only had 1 crime on the convenience store side of the business was victim to a burglary.

BOZA: So there is 1 crime to the convenience store and there is no crime to the liquor store and the application before us is for the liquor store is that correct?

HARTLEY: Yes.

BOZA: It takes a while to adjust all this up. We are trying to catch up her but looking at the tabulations starting on page 9, would it be fair to say that this idea of concentration and even though you can't say a particular store is the problem, that the sheer number of them so close together creates the problem.

HARTLEY: Statistically speaking we cannot point to any variety or type of business that is creating or not creating a problem but I can tell you that in 2012 the first 5 months of the year that this liquor store was not open and with that liquor store not being open crime actually went down in that area. There was no increase in crime with the addition of a liquor store.

BOZA: So your data does not support any sort of idea of cause. Your data does not support a claim that they cause crime.

HARTLEY: Rather than going through a hypothetical situation saying that they should or should not we actually had an opportunity to evaluate what has happened because they have been selling liquor for the last 5 months and in the 5 month comparatively speaking crime has gone down.

BOZA: I am not sure you understand my question. The objection of the neighborhood and the concern of the City as well is the concentration. They are trying to say there is something unique about these stores and so obviously if you have just arrived you haven't caused it. I understand they had not been there and tracking over time you can have things go up and down along the graph but as to these stores and their concern of the concentration.

HARTLEY: If you look at page 11 and considering the fact that of the 15 stores, 12 of them sell beer and wine the crime stat for a convenience store that sell beer and wine is higher than that of a store that sell liquor. So if you are looking for concentration in both sheer numbers and crimes per location your convenience stores that sell beer and wine would be more of a concern than the liquor store. This is just numbers I am not saying that its not a contributing factor, I am just simply stating statistics.

BOZA: I have a question. Please help me. You put this together for, what is your bottom line presentation with these numbers. What are you trying to tell us.

HARTLEY: I am only addressing the concerns of the citizens regarding the concentration. I am just giving a visual of the proximity of the liquor and beer and wine sales in the area within that one mile of Alcorn and to address the crime based on liquor stores and that liquor stores do not statistically speaking to cause or be an instigator of crime in the general area.

BOZA: I am looking at this picture and it doesn't seem to be a densely populated area. The homes are pretty far apart. I know they are close to a school but I am just speaking of the picture I am looking at or do I not have the total picture.

HARTLEY: If you will look at the picture on the front of my packet you will see . . .

BOZA: So this is the actual. Ok I got you.

HARTLEY: (2:42:14) You will see the neighborhood is behind the Food Lion pkg. lot and also behind the 50/50 liquor store and I have also included the residential neighborhood across the street. Like I said, the police department, we are not in opposition or support of this we are just trying to provide information regarding proximity and crime data.

BOZA: We wrestled with the nature of these statistics with another one and for example the 1 crime in Seven Days they were the victim.

HARTLEY: Yes sir.

BOZA: Let me ask you some questions based on the numbers and I am not asking you to reach a conclusion, I am just asking questions based on numbers. Does the data support or does the data show a correlation between the increase of liquor stores and the increase of crime.

HARTLEY: Specific to liquor stores it does not support an increase in crime.

BOZA: Alright, thank you. You have got on page 13, other businesses.

HARTLEY: Yes sir, these are business types inside the Food Lion shp. Ctr. and at the intersection of Fairfield and N. Main. You have gas stations, general merchandise, clothing stores, restaurants and the additional stand-alone liquor store. Based on an analysis between January –May 2012 and January – May of this year, in 2012 the general merchandise store and the gas station that sells beer and wine had the highest rates of crime and in 2013 they reversed with the gas station having the highest rate of crime and the general merchandise store having the second highest rate of crime, the liquor stores for each of those years has 0 or 1 instance of crime for the 5 months we analyzed .

BOZA: One more question. Numbers are numbers. We add them, subtract them but experience is something that is also important. If you would could you tell me what your experience with the Columbia Police Dept. tells you with respect to liquor store concentration and crime.

HARTLEY: The perception of the community is that liquor store increase crime. From the police department stand point, from an administrative stand point and I use to work the Eau Claire area, from an administrative stand point, they do not increase crime. I know that the public perception is that they do and it would be up to Capt. Kelly or someone from Northwood to determine if the perception from the community that this location would be problematic.

BOZA: Thank you. At this time I would have the applicant come forward and after the applicant speaks I will close testimony on this matter and it will go on to the board for special review.

GANTOTAKIS: (2:45:55) I would like to just mention about the advertisement on the building. I think there are requirements for my type of business. Mr. Andrea told me about that so whatever is extra, I will remove them and as far as the lottery sign from the commission, I have lottery. With the entrance having left and right, 95% of my customers drive in, most of my customers drive in so I am trying to improve my business, I do my best to have better quality service for my neighbors. **(2:46:51)**

BOZA: (2:46:52) One thing that was brought up by a citizen and is a concern for me is the image of making beer and wine attractive and I know that you have business you have to market and advertise, and there are signage regulations, but could you speak to some of the signs in the windows. Can you speak to making vodka attractive to your clientele. I imagine a liquor store is somewhat of a destination location, and it is liquor and I get that, so I am concerned about the image of alcohol being made attractive to young minds that may be walking up and down that street. Your business is your business and you have a right to have your business and I respect that, but I don't like the idea of young minds seeing a vodka bottle next to a scantily clad male or female thinking that if I drink this I will be cool. Could you speak to that imagery in your window at your location.

GANTOTAKIS: The pictures I have are very small pictures for advertisement for liquor like Seagram Gin or whatever. They are inside the building. The building is glass, so you can see them from the outside but most of them are inside. The other advertisement is like cigarettes and lottery and all that so I am going to remove whatever they told me to remove for each business. I do not think I have big advertisement for liquors. **(2:49:00)**

BOZA: Are there any other questions for this applicant. At this time I am going to move to close and forward this for discussion.

BOZA- Mr. Young: (2:49:17) I will go first. I think there are several things on this that kind of bothers me. One, I definitely don't like the location in regards to the school. I am very familiar with the area. I know there are kids and single parents walking up and down that street not to mention the school traffic from the kids. The other liquor store, Calvin mentioned concern about that, a while back we have a business in that plaza for 18 plus years and that liquor store was there then probably before special exception were required in C-3 zoning so that's how that one was there but this location years back I remember when it used to be an auto store so I am very familiar with the area. There are several walking trails behind the plaza that people walk back and forth all day and night, but that proximity to that school is a major concern and there is no way I can feel comfortable with that store operating there. I will go back to the original testimony of the applicant that when he had just the convenience store only going, business was bad so he saw another way and went ahead and took it upon himself, no permits or anything to just section off part of the building and do a liquor store. Business picked up. I am not even sure with the way its set up that it qualifies to meet a separate entrance into the location. Those same double doors are used as just a patrician separating one side from the other. So a lot of things kind of bother me, but the main thing is that location to the school. **(2:50:54)**

BOZA-Mr. Cromartie: (2:50:57) I hear that concern. I understand that concern, but one thing that is different from other applications of liquor stores is that the State has already approved this. The State has a requirement that it be a certain number of feet from schools, playgrounds, churches, etc. Although this came to us in an improper format, it comes to us with more information than we generally have when we have this decision in front of us. We know that there are certain State requirements that have already been met. We know that is not an issue by that it exceeds our jurisdiction for decision making. We can dislike it, but unless we change State law or go beyond our authority I don't know if we can look to that as grounds for denying the use as it has been presented. **(2:52:05)**

BOZA-Mr. Young: (2:52:06) I agree with that but basing it on our criteria there are a couple of different things that stand out. No. 2 proposal on vehicular and pedestrian safety, I would say that that would, I am not a traffic engineer but being very familiar with that area that being a 4 lane road with no median just 2 yellow lines its very difficult and people cross that street all the time. I have witnessed accidents. That is a tough stretch of road to cross in that corridor. The only cross walk would be now at the new multi-million dollar intersection at N. Main and Fairfield Rd. and up in front of the main entrance to the school there is the new intersection. But other than that it is probably a ½ mile or more stretch with a plaza, residence and school that there is no real intersection and folks do cross the street. That is a pretty dangerous stretch of corridor. So notwithstanding the State's requirement they looked at a distance, a number not like our criteria no. 5, not no. 5 but the one that effects public interest. I think

that far outweighs the State having a number on a distance requirement. So not even considering their requirements they have their criteria and I feel we have ours. (2:53:39)

BOZA-Mr. McKeekin: (2:53:40) I guess for me it comes down to the public interest, because if that is a dangerous street that does not have anything to do with the liquor store. That is something that the DOT ought to address . . . if you are going to hinge, I mean I appreciate both what Ernest and Preston proffer but again if it's the public interest, it's the public interest, but if it's a busy road and people cross it that doesn't have anything to do with my line with a particular kind of business. (2:54:12)

BOZA-Mr Young: . . . (2:54:13) I was just looking at no. 2, the impact. I think if anything where traffic comes out and pedestrian safety is affected, that is why I related it to that. I think anything along that corridor affects it. I think the existence of that there affects it, so . . . (2:54:28)

BOZA-Mr. Cromartie: (2:54:30) Do we have any other comments or discussion regarding this matter. : (2:54:35)

BOZA-Mr. Hubbard: : (2:54:37) I hear the language of the distance requirement in terms of schools. They do satisfy the State apparently. I am not sure we are preempted from dealing with it in a different way. Maybe we can consider that but I am bothered more by the ideal of proliferation. There is a way that that a community can die or suffer, have trouble by way of the image of death by 1000 cuts. (2:55:09) No one of them does anything but you get to many of them and pretty soon you get a severe bleeding going on and we have been dealing with N. Columbia for a long time now and we will continue I am sure, but it does seem to be an area where the metaphor is unusually apt perhaps. If you look up the discussion of C-3 zoning they have a long list of various things, and one of the things we are talking about is depreciation, a concern with the depreciation of property and property values. So that is one concern. We could look at that. I am sorry we don't have better data from the police department but I understand the problem. It is hard to have enough resources to know to what extent we can connect with it. I found the photograph that was introduced , quite frankly, kind of interesting. I don't see how anybody can say that store is really a positive. There seems to be no shortage of its services either for wine or food or hard liquor in the community. So in terms of looking at the public, first going back to the reasons of Bob McKeekin in terms of our criteria, the reference to the language of special exceptions 17-112(2) about intent purposes as quoted by the representative of council regarding C-3, that is why I am going back to the language of depreciation of property values. That is the reason we thing about zoning. Again that adversely affects public interest. We have been talking about that for years and I think it is pretty clear that at some point we need to say, you can't have yet another one, because this one is not the one that's killing the neighborhood. It doesn't mean we should say yes. We will never be able to approve another one of these is killing the neighborhood, yet everyone knows that if you put them all together, you've got a problem. So I guess I am coming down with you based on those, and also I don't know how to fix it in terms of the aesthetic and character of no. 4. Again the picture the woman introduced, now think about it, what is that doing for the neighborhood. Everybody saw it. One would almost prefer an empty building compared to the types of signs, the way it was advertised. I think there are just too many problems with granting a special exception and I would for that reason move to deny it. : (2:57:48)

BOZA: (2:57:49) Is that a motion? That's a motion. I second it. We have a motion by Mr. Hubbard we have a second by Mr. Young. All in favor for the motion to deny, say aye. Aye. Any opposed? Opposed. The motion to deny the special exception passes. (2:58:18)

Sec. 17-112. - Powers and duties of the board of zoning appeals.

The board of zoning appeals shall have the following powers and duties:

- (1) **Administrative review.** The board of zoning appeals shall hear and decide appeals when it is alleged that there is error in any order, requirement, decision or determination made by the zoning administrator in the enforcement of this article, provided that those appeals must be taken within 30 days after the order, requirement, decision or determination which is alleged to be in error is made.
- (2) **Special exceptions.**
 - a. **Duties.** Duties of the board are as follows:
 1. Hear and decide only the applications for special exceptions as the board of zoning appeals is specifically authorized to pass upon by terms of this article;
 2. Decide the questions as are involved in determining whether special exceptions should be granted;
 3. Prescribe appropriate conditions and safeguards in conformity with this article; and
 4. Deny special exceptions when not in harmony with the intent and purpose of this article.
 - b. **Procedures in consideration of special exception applications.**
 1. A written application for a special exception shall be submitted indicating the section of this article under which the special exception is sought and stating the grounds on which it is requested.
 2. Notice of public hearing shall be posted on the property for which special exception is sought and shall be published at least 15 days prior to the public hearing in a newspaper of general circulation in the city.
 3. The public hearing shall be held. Any party may appear in person, or by agent or attorney.
 4. The board of zoning appeals shall make a finding that it is empowered under the section of this article described in the application to grant the special exception and that the special exception will not adversely affect the public interest.
 5. The board of zoning appeals shall not vary the conditions and/or provisions of sections 17-259 through 17-274 that establish specific standards that must be met prior to the establishment of several principal uses that require a special exception.
 6. The board of zoning appeals may prescribe a time limit within which the action for which the special exception is required shall be begun or completed, or both.
 - c. **Criteria for special exceptions.** In addition to definitive standards in this article, the board of zoning appeals shall consider the following:
 1. Traffic impact;
 2. Vehicle and pedestrian safety;
 3. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property;

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4. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and
 5. Orientation and spacing of improvements or buildings.
- d. *Effect of failure to meet conditions.*
1. Violation of conditions and safeguards prescribed in conformity with this article, when made a part of the terms under which a special exception is granted, shall be deemed a violation of this article, punishable under the penalties established in this article.
 2. Failure to begin or complete, or begin and 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.

(3) *Variances.*

a. *Duties.* Duties of the board are as follows:

1. It shall be the duty of the board to authorize upon appeal in specific cases a variance from the terms of this article as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this article will, in an individual case, result in unnecessary hardship, so that the spirit of this article shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship upon a finding by the board of appeals that the conditions listed under subsection (3)b. of this section have been met.
2. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of a variance.
3. In granting any variance, the board may prescribe conditions and safeguards in conformity with this article.

b. *Procedures in consideration of request for variance.*

1. A written application for a variance shall be submitted demonstrating that:
 - (i) There are extraordinary and exceptional conditions pertaining to the piece of property;
 - (ii) These conditions do not generally apply to other property in the vicinity;
 - (iii) Because of these conditions, the application of this division to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - (iv) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
2. The board may not grant a variance the effects of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably should a variance be granted, may not be considered grounds for a variance.
3. Notice of public hearing shall be given as described in subsection (2)b.2. of this section.

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4. The hearing shall be held. Any party may appear in person, or by agent or by attorney.
 5. The board of zoning appeals shall make findings that the requirements of subsection (3)b.1. of this section have been met by the applicant for a variance.
 6. The board of zoning appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
 7. The board of zoning appeals shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this article, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 8. The board of zoning appeals may prescribe a time limit within which the action for which the variance is requested shall be begun or completed, or both.
- c. *Effect of failure to meet conditions.*
1. Violation of conditions and safeguards prescribed in conformity with this article, when made a part of the terms under which the variance is granted, shall be deemed a violation of this article, punishable under penalties established in this article.
 2. Failure to begin or complete, or begin and complete, an action for which a variance is granted, within the time limit specified, when such time limit is made a part of the terms under which the variance is granted, shall void the variance.
- (4) *Joint applications for special exception and variance(s).* Whenever in conjunction with an application for special exception, an applicant files an application for variance, the board of zoning appeals may combine the applications and consider them simultaneously, provided that the procedures established for special exceptions and variances within this section 17-112 shall not be varied.

(Ord. No. 2012-086, 10-16-12)

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Sec. 17-240. - C-3 general commercial district.

The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. It is not the intent of this article to encourage the development of long, narrow strips of commercial development fronting on major arteries, often referred to as strip commercial areas. Such development is often incompatible with adjacent uses and may lead to the eventual formation of commercial slums, damage the traffic-carrying capacities of streets, increase congestion, lead to depreciation of property values in adjacent areas, encourage undue dispersion of commercial facilities to the inconvenience of the public, and create disproportionate costs in the provision of governmental services.

(Code 1979, § 6-3089)

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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 -PD area are coordinated to ensure that the land use, pedestrian environment, urban design, open space, signs, streetscape and traffic circulation are sensitive to and implement the overall objectives and concept of the applicable redevelopment plan.

(Code 1979, § 6-3082)

Sec. 17-255. -CS collector street (minor thoroughfare) sign overlay district.

The -CS overlay district is intended to provide for the commercial promotion of business enterprises and/or presentation of public service information along appropriate, designated collector (minor thoroughfare) streets in the City of Columbia's zoning jurisdiction.

(Ord. No. 2000-024, § 3, 3-29-00)

Sec. 17-256. -AS arterial street (major thoroughfare) sign overlay district.

The -AS overlay district is intended to provide for the commercial promotion of business enterprises and/or presentation of public service information along appropriate, designated arterial (major thoroughfare) streets in the City of Columbia's zoning jurisdiction.

(Ord. No. 2000-024, § 3, 3-29-00)

Sec. 17-257. -FS freeway sign overlay district.

The -FS overlay district is intended to provide for the commercial promotion of business enterprises and/or presentation of public service information along appropriate, designated interstate system and freeway class highways in the City of Columbia's zoning jurisdiction.

(Ord. No. 2000-024, § 3, 3-29-00)

Sec. 17-258. Table of permitted uses.

Uses permitted in the general zoning districts shall be as set forth in table 1 and as modified by special provisions, exceptions and conditions contained elsewhere in this article.

(1) Symbols used in table 1 are as follows:

- a. "x" means that the indicated use is permitted in the indicated district.
- b. "e" means that the indicated use is permitted in the indicated district, subject to the granting of a special exception by the board of zoning appeals.
- c. "a" means that the indicated use is permitted as an accessory use in the indicated districts.
- d. "a/e" means that the indicated use is permitted as an accessory use in indicated districts, but is also permitted in those districts as a principal use if approved by the board of zoning appeals as a special exception.
- e. "n.e.c." means "not elsewhere covered" in the Standard Industrial Classification Coding Manual.
- f. "n.r." means "no requirement."

- g. "c" means that the indicated use is permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article.
 - h. "o" means indicated use is permitted in the indicated district as office only.
 - i. "a/c" means that the indicated use is permitted as an accessory use in indicated districts, but is also permitted as a primary use provided the owner and/or tenant complied with the associated conditions set forth in this article.
- (2) Any use not permitted in a district is expressly prohibited.
 - (3) In residential districts, the following uses are prohibited:
 - a. Storage in connection with a trade;
 - b. Storage or long term parking of commercial vehicles or industrial storage in excess of one day; and
 - c. Storage of building materials except in connection with active construction.
 - (4) A section number following the use category means that the use is allowed but must meet the conditions and requirements set forth in the referenced section.
 - (5) The zoning administrator may utilize the Standard Industrial Classification Manual to determine the appropriate classification of land use.
 - (6) Any drive-through facility shall require review and approval by the board of zoning appeals as a special exception.
 - (7) Temporary vendors are prohibited, except where the vendor is:
 - a. A person located upon land owned or otherwise controlled by the City of Columbia and operating with the written permission of the parks and recreation department, city manager, or city council. For the purpose of this exception a. to this subsection (7), land includes private property and/or right-of-way.
 - b. A sidewalk vendor for which city council has approved an ordinance granting a franchise.
 - c. A person who collects fees for permitted parking.
 - d. A corporation, foundation, fund, association, or club that is formally organized and operated exclusively in a not-for-profit manner or for religious, charitable, scientific, literary, artistic, or educational purposes.
 - e. A person participating in a fair, festival, exhibition, bazaar, show, or other like infrequent event sponsored by a corporation, foundation, fund, association, or club that is formally organized and operated exclusively in a not-for-profit manner or for religious, charitable, scientific, literary, artistic, or educational purposes.
 - f. A person participating in a fair, festival, exhibition, bazaar, show, or other like event at and approved by the South Carolina State Fair.

- g. A concessionaire operating with the authority of the sponsor of the event for which concessions are to be provided.
- h. A person participating in a garage sale for which a garage sale permit has been issued.
- i. A person selling only seasonal merchandise, such as fireworks, pumpkin stands, and Christmas trees, provided that the person:
 - i. Locates within a zoning district which would otherwise permit the business;
 - ii. Receives a zoning permit prior to operating, the application for which shall include (a) a site plan showing that the person would not be located within a setback or within a required parking space, and (b) the written permission from the private property owner or authorized lease holder of the private property;
 - iii. Conspicuously posts his zoning permit during all hours of operation at a location visible from the right-of-way and in a manner protected from the elements; and
 - iv. Operates only within 45 days of the associated holiday and for a total period of no more than 45 days.
 - v. For the purpose of this exception i. to this subsection (7), seasonal merchandise does not include food, produce (not including pumpkins), flowers, balloons, and general retail items detailed with holiday accents, decorations, or other accessories.
- j. A person operating a food truck on private property provided that the person:
 - i. Locates within a zoning district which would otherwise permit the business;
 - ii. Locates at least 100 feet from the door of a lawfully established eating place unless the owner of the eating place provides a letter of consent, a copy of which shall be kept within the food truck;
 - iii. Maintains within the food truck proof of written permission from the private property owner or authorized lease holder of the private property of each vending location;
 - iv. Receives annually a zoning permit to operate a food truck, a copy of which shall remain in the food truck during operation;
 - v. Operates for no more than ten consecutive hours within a calendar day and at all other times removes from the parcel all materials associated with the business. No temporary vendor shall operate between the hours of 9:00 p.m. and 9:00 a.m. if the parcel upon which the vendor is located is within 400 feet of a parcel zoned residentially.

- k. Any other person upon private property provided that the person:
 - i. Locates within a zoning district which would otherwise permit the business;
 - ii. Receives a zoning permit for each location prior to operating, the application for which shall include (a) a site plan showing that the person would not be located within a setback or within a required parking space, and (b) the written permission from the private property owner or the authorized lease holder of the private property authorizing the temporary vendor;
 - iii. Conspicuously posts his zoning permit during all hours of operation at a location visible from the right-of-way and in a manner protected from the elements; and
 - iv. Operates for no more than ten consecutive hours within a calendar day and at all other times removes from the parcel all materials associated with the business. The Zoning Administrator shall approve the hours of operation, which shall be posted on the zoning permit. No temporary vendor shall operate between the hours of 9:00 PM and 9:00 AM if the parcel upon which the vendor is located is within 400 feet of a parcel zoned residentially.
- l. Any temporary vendor existing upon the effective date of this ordinance shall have 180 days from the effective date of this ordinance to either cease operation or fully comply with all provisions of this subsection (7).

TABLE 1. TABLE OF PERMITTED USES

§ 17-258

COLUMBIA CITY CODE

LEGEND:

x = Permitted use in the district; e = Special exception by board of zoning appeals a = Permitted accessory use;
 a/e = Permitted as an accessory use or as a principal use by special exception; nr = No requirements;
 "c" = Permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article;
 "o" = Permitted in the indicated district as office only.
 "a/c" = Permitted in the indicated district as an accessory use but is also permitted as a primary use provided the owner and/or tenant complies with the associated conditions set forth in this article

Principal Uses	Zoning Districts																			Off-Street Parking Requirements
	D-1	RS-1 RS-1A RS-1B RS-3 RS-3	R-D RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	
DIVISION A. AGRICULTURE, FORESTRY AND FISHING																				
1 Agricultural production—Crops																				
15 Horticultural specialties	x																			
151 Ornamental floriculture and nursery products	x																			
152 Food crops grown within a covered enclosure	x	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	x	x	a/e	a/e	a/e	2 spaces per acre and 1 space per 1,000 square feet of office and/or retail
153 Aquaponics	a														a	a				
15 General farms, primarily crop	x	a/a	a/e	a/e	a/a	a/e	a/e	a/e	a/e	a/a	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	No requirement
2 Agricultural production—Livestock	x																			
7 Agricultural services																				
74 Veterinary services (section 17-259)																				
741 With indoor kennels								a	a	x	x	x			x	x		x	x	8 for each 1,000 square feet of gross floor area
742 With outdoor kennels								a	a	x	a	x			x	x				
75 Landscape and horticultural services																				
751 Landscape counseling and planning								x	x	x	x	x	x		x	x	x	x	x	8 for each 1,000 square feet of gross floor area
752 Lawn and garden services										x	a				x	x				1.7 for each 1,000 square feet of gross floor area
753 Ornamental shrub and tree services										x	a				x	x				
8 Forestry	x																			No requirement

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Principal Uses	Zoning Districts																		Off-Street Parking Requirements	
	D-1	RS-1 RS-1A RS-1B RS-3 RS-3	R-D RD-3	RG-1	RG-1A	RG-3	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1		MX-3
5812 Eating places								a	x	x	x	x	x	x	x			x	x	8 for each 1,000 square feet of gross floor area
5813 Drinking places (alcoholic beverages) (section 17-269)								e	e	e	e	x	x	e	x			e	e	12 for each 1,000 square feet of gross floor area
59 Miscellaneous retail																				
591 Drugstores and proprietary stores								a	x	x	x	x	x	x	x			x	x	8.5 for each 1,000 square feet of gross floor area
592 Liquor stores									e	e	e	e	e	e	e			e	e	
5921 Used merchandise stores with weapons											e	e	e	e	e	e		e	e	
5922 Used merchandise stores without weapons (17-87)											c	c	c	c	c	c		c	c	
5923 Pawn shops											e	e	e	e	e	e		e	e	
594 Miscellaneous shopping goods stores									x	x	x	x	x	x	x			x	x	
596 Non-store retailers																				
5961 Mail order house									x	x	x	x	x	x	x			x	x	8 for each 1,000 square feet of gross floor area
5962 Automatic merchandising machine operators										x	x				x					
598 Fuel and ice dealers																				
5982 Fuel and ice dealers, except fuel oil dealers and bottled gas dealers										x		x			x					8.5 for each 1,000 square feet of gross floor area
5983 Fuel oil dealers										e					x	x				1.7 for each 1,000 square feet of gross floor area
5984 Liquefied petroleum gas (bottled gas) dealers										e					x	x				
599 Retail stores, not elsewhere classified																				

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Principal Uses	Zoning Districts																			Off-Street Parking Requirements
	D-1	RS-1 RS-1A RS-1B RS-2 RS-3	R-D RD-3	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	
5992 Florist								e	x	x	x	x	x	x	x			x	x	3.5 for each 1,000 square feet of gross floor area
5993 Cigar store and stands								e	x	x	x	x	x	x	x			x	x	
5994 News dealers and newsstands								e	x	x	x	x	x	x	x				x	
5999 Miscellaneous retail stores, not elsewhere classified								e	x	x	x	x	x	x	x			x	x	
DIVISION H. FINANCE, INSURANCE AND REAL ESTATE (60-67)								x	x	x	x	x	x	x	x	x	x	x	x	3 for each 1,000 square feet of gross floor area
6141 Non-depository personal credit institutions (pay day loan and/or title loan establishments (section 17-294)								c	c	c	c	c	c	c	c	c	c			
6162 Banquet hall										e	e	x	x	x	x			e	x	5 for each 1,000 square feet of gross floor area
6563 Cemetery subdividers and developers	e	e	e	e	e	e	e	x	x	x	x	x	x	x	x	x	x	o	o	3 for each 1,000 square feet of gross floor area
DIVISION I. SERVICES																				
70 Hotels, roominghouses, camps and other lodging places																				
701 Hotels, motels and tourist courts										x	e	x	x	x				x	x	1 for each bedroom
701.1 Suite hotel (section 17-372)								e	x			x	x	x	x			x	x	
701.2 Bed and breakfast hotel (section 17-371)			e					e	x			x	x	x	x			x	x	
702 Roominghouses and boardinghouses					e		e	e												
703 Camps and trailer parking	e																			No requirements
704 Organization hotels and lodginghouses, on membership basis					e		x	x	x			x	x	x				x	x	1 for each 3 beds
72 Personal services																				

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THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM RICHLAND COUNTY
Court of Common Pleas

The Honorable Eugene C. Griffith, Jr., Circuit Court Judge

Case No.: 2013-CP-40-4051

Andreas Ganotakis, d/b/a Seven Days Food Mart, LLC,.....Appellant,

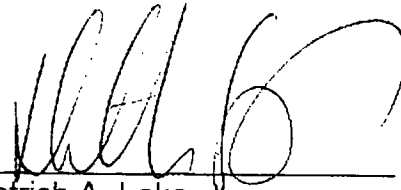
v.

City of Columbia Board of Zoning Appeals,.....Respondent.

CERTIFICATE OF COUNSEL

The undersigned counsel for the Appellant hereby certifies that the
Record on Appeal contains all material proposed to be included by any of
the parties and not any other material.

Respectfully submitted,



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