

property of Christ Central Ministries, Inc. located at 2024 Main St., Columbia. (Record on Appeal p. 70)

5. Appellant's zoning administrator denied the application for permits to construct the changeable copy sign at 2024 Main St., and this denial was upheld by Appellant Board of Zoning Appeal. (R.O.A. p. 64 and pp. 31 and 32)

6. The decision of the Board of Zoning Appeals was appealed to the Court of Common Pleas. (R.O.A. pp. 25-28)

7. On November 12, 2015, the Court of Common Pleas issued its order reversing the decision of the Board of Zoning Appeals. (R.O.A. pp. 13-19)

8. The order of November 12, 2015, ordered Appellant to grant to Respondent "a permit to erect a changeable copy billboard, including a replacement metal sign support structure on its property." (R.O.A. p. 19)

9. On December 7, 2015, Appellant filed its notice to commence the within-captioned appeal. (R.O.A. p. 12)

10. Thereafter, on February 19, 2016, Appellant issued a zoning permit to allow the construction of a changeable copy billboard at 2024 Main St., Columbia. A copy of the zoning permit is attached hereto as Exhibit A and incorporated herein by reference.

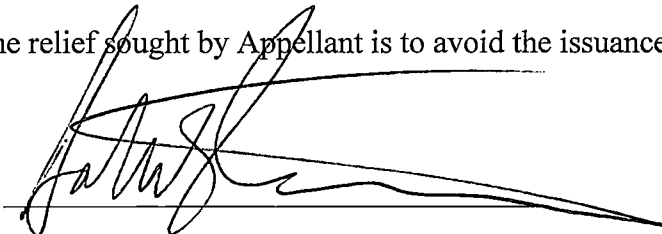
11. On March 17, 2016, Appellant issued a building permit for the erection of a changeable copy billboard on Respondent's property. The building permit references the site location as 1220 Elmwood Ave., Columbia. The property at 2024 Main St. is a corner lot bound on the west by Main St. and on the north by Elmwood Ave. The Elmwood Ave. address is for the property at 2024 Main St. A copy of the building permit is attached hereto as Exhibit B and incorporated herein by reference.

12. The changeable copy billboard and replacement support structure for which the zoning and building permits were issued have been constructed, and the sign is currently in operation.

13. The erection of the changeable copy billboard and replacement support structure was accomplished at a cost of One Hundred Forty-three Thousand Three Hundred and 50/100 (\$143,300.50) Dollars for materials including steel, electrical components, and the digital display.

14. In addition to the costs associated with construction, Respondent has received the sum of Thirty-six Thousand (\$36,000.00) Dollars for rental of its site.

15. I am informed and believe that the relief sought by Appellant is to avoid the issuance of permits that it has already issued.



SWORN to before me this 7th day of December, 2016

Geresa K Ladd

NOTARY PUBLIC FOR SOUTH CAROLINA

My commission expires: 4-11-2024

BUSINESS LICENSE STAMP

CITY OF COLUMBIA



P.O. Box 147
Columbia, SC 29217
803.545.3333

www.columbiadevelopmentsservices.net

Zoning Permit (Standard)

JOB VALUE: \$ 200000.00

ZS16-00281

ISSUED DATE: Feb 19 2016

EXPIRATION: Aug 17 2016

ZONING FEE: \$ 13.00

PROJECT ID: 160219-2024MainSt-1

DECISION: Approved with Conditions

APPLICANT INFORMATION

NAME: Stevenson Development, LLC

ADDRESS: 1201 Lincoln St Ste 300

PHONE: 803 252 7084 Office

Columbia, SC 29201

PROPERTY INFORMATION

ADDRESS: 2024 Main St

TMS#: 09016-11-06

ZONING DISTRICT: C-4 (Central Area)

OVERLAY DISTRICT: (Circle All That Apply)

DP DD FP PD FS CS AS S AP

USE :

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit?

YES NO

The undersigned agrees to comply with all zoning requirements for their assigned Primary and Overlay Zoning Districts as well as any specific variations addressed by this permit.

2-19-16

SIGNATURE OF APPLICANT

TODAYS DATE

Hal W Stevenson

Grace Outdoor

PRINT NAME

COMPANY NAME

PROJECT DESCRIPTION

Erect approx. 245 sq. ft. changable copy digital billboard

PERMIT CONDITIONS

Erect approx. 245 Sq. Ft. (approx. 35 feet to the top and 23 feet to the bottom) digital changeble copy off-premise advertising sign (billboard) per order of 5th Judicial Circuit Court. The sign must be in the same location and the size shall not be increased from the previous sign on this site. A commercial sign permit is required in addition to this zoning permit prior to work commencing.

PERMIT SPECIFICATIONS

Zoning Specification	Regulations	Existing Conditions	Proposed Conditions	Disposition
Setback: Side	0' (or at least 3')		approx. 245 sq. ft. digital changeble copy advertising sign (billboard)	Does Not Apply

Exhibit A
Stevenson
Affidavit

BUILDING PERMIT CARD

CITY OF COLUMBIA, S.C.

ADDRESS 1220 Elmwood Ave Util A
Columbia, SC 29201

DESCRIPTION
Erect approx. 245 sq. ft. changable copy digital billboard

ISSUED TO Stevenson Development, LLC

PERMIT NO. CB-16-01291

DATE

3/17/2016
awb

BY

NOTICE TO OWNER OR POSSESSOR

PURSUANT TO S.C. CODE SEC. 15-3-640 YOU HAVE THE RIGHT TO CONTRACT FOR A GUARANTEE OF THE STRUCTURE BEING FREE FROM DEFECTIVE OR UNSAFE CONDITIONS BEYOND EIGHT YEARS AFTER SUBSTANTIAL COMPLETION OF THE IMPROVEMENT FOR WHICH THIS PERMIT IS ISSUED.

SECTION 105.5 OF THE STANDARD BUILDING CODE READS AS FOLLOWS:

WORK REQUIRING A PERMIT SHALL NOT COMMENCE UNTIL THE PERMIT HOLDER OR THEIR AGENT POSTS THE PERMIT CARD IN A CONSPICUOUS PLACE ON THE PREMISES. THE PERMIT SHALL BE PROTECTED FROM THE WEATHER AND LOCATED IN SUCH A POSITION AS TO PERMIT THE BUILDING OFFICIAL OR REPRESENTATIVE TO CONVENIENTLY MAKE THE REQUIRED ENTRIES THEREON. THIS PERMIT CARD SHALL BE MAINTAINED IN SUCH POSITION BY THE PERMIT HOLDER UNTIL THE CERTIFICATE OF OCCUPANCY OR COMPLETION IS ISSUED BY THE BUILDING OFFICIAL.

ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE

* PUPS -PALMETTO UTILITY PROTECTION SERVICES INC. CALL 72 HOURS BEFORE YOU DIG
IT'S THE LAW! 1-888-721-7877

Exhibit B
Stevenson
Affidavit