



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

**6335 N. Main Street**

September 3, 2020 at 4:00 P.M.

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**Case Number:** 2020-0044-SE  
**Subject Property:** 6335 N. Main Street Drive (TMS# 11314-09-09)  
**Zoning District:** C-3 (General Commercial District)  
**Applicant:** Dyanna Brown, Alpine of SC, Inc.  
**Property Owner:** Alpine of SC, Inc.  
**Summary Prepared:** August 20, 2020

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**Requested Action:** Special Exception to construct a drive-through for a restaurant

**Applicable Sections of Zoning Ordinance:**

§17-258(6)	Any drive-through facility shall require review and approval by the Board of Zoning Appeals as a special exception
§17-112	Standard criteria for special exceptions

**Case History:** N/A

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**Staff Comments:** The applicant is requesting a special exception to establish a drive-through facility in the C-3 commercial district.

The subject property consists of a +/- 55,233 sqft shopping center on a +/- 271,073 sqft lot. In a +/- 0.3-acre portion of the northeastern corner of property the applicant intends to construct a +/- 1,650 square foot carry out restaurant and associated drive-through lane. Additional parking will be located on site.

Properties to the south and east are zoned commercially and properties to the west are zoned residentially in the county.

**Should the Board approve this request, the following items shall be conditions of approval:**

- Construction, operation, and/or use shall be in substantial compliance with the documents placed on file in conjunction with this case.
- Following vacancy, abandonment, or discontinuance of this use for a period of 12 consecutive months, the special exception shall be considered completed and shall expire.

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**Any documents submitted by persons expressing support or concern about this application are attached hereto and made part of the record of the public hearing.**

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# Zoning Map

Special Exception 2020-0044-SE

6335 N Main Street  
TMS# 11712-04-03



Department of Planning & Development Services

- Legend**
- RAILROADS
  - CITY LIMITS
  - FEMA FP

- |       |               |
|-------|---------------|
| D-1   | C-1           |
| RS-1  | C-2           |
| RS-1A | C-3           |
| RS-1B | C-3A          |
| RS-2  | C-4           |
| RS-3  | C-5           |
| RD    | M-1           |
| RD-2  | M-2           |
| RG-1  | PUD-C         |
| RG-1A | PUD-LS        |
| RG-2  | PUD-LS-E      |
| RG-3  | PUD-LS-R      |
| UTD   | PUD-R         |
| MX-1  | OUT OF CITY   |
| MX-2  | DD DISTRICT   |
|       | DP DISTRICTS  |
|       | PD DISTRICT   |
|       | CC OVERLAY    |
|       | City Landmark |

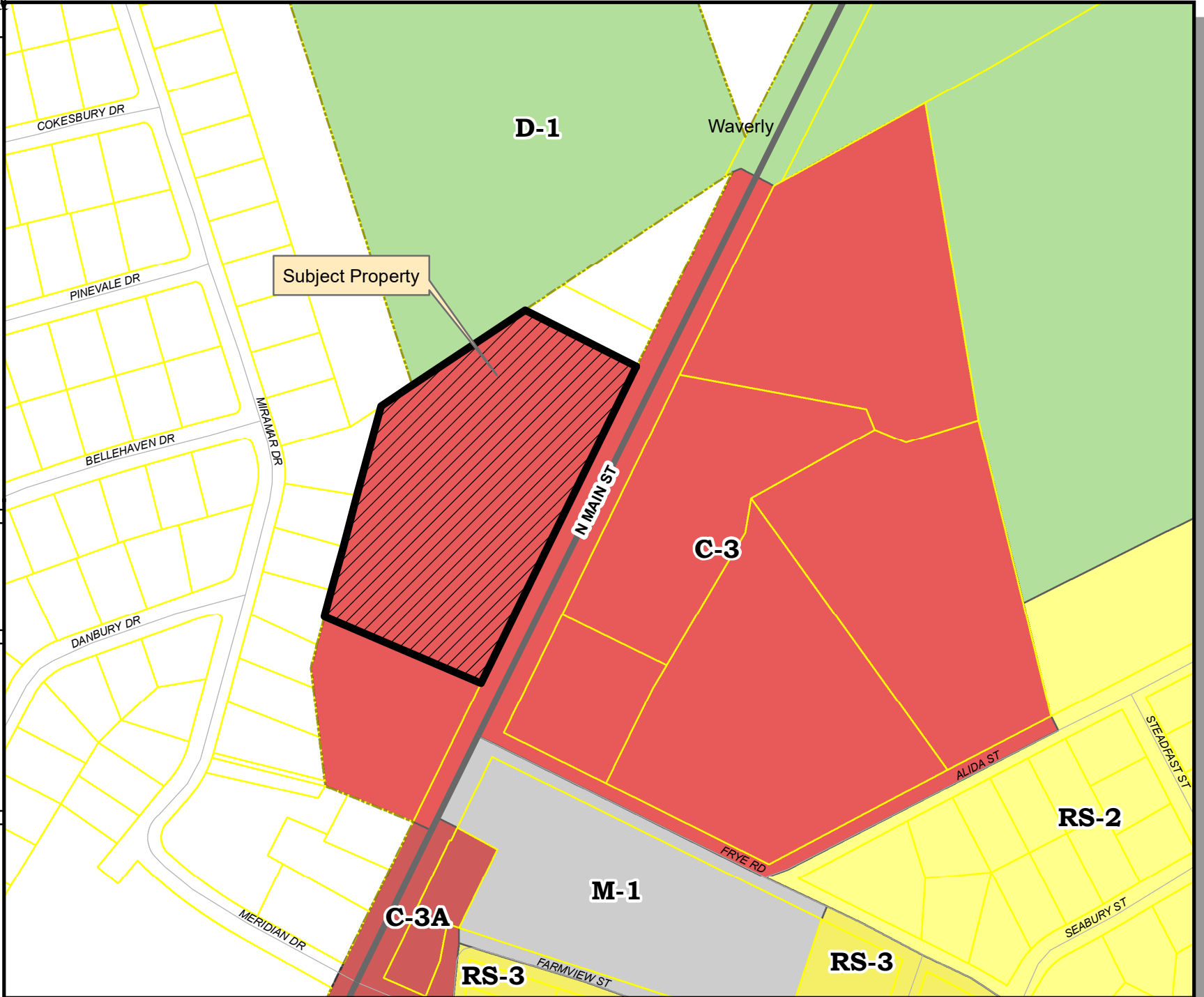
1 inch = 252 feet

**ORIGINAL PREPARATION/DATE:**

This map was prepared by:  
Hope Hasty  
for  
September 3, 2020  
BoZA Meeting

**DISCLAIMER:**

The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



01/26/2019 - 02/08/2019



© All Pictometry

02/05/2019



02/05/2019



We Are Columbia

Office Use Only

Date Received:	Case #:
Staff Initial:	Invoice:

CITY OF COLUMBIA ZONING DIVISION  
 1136 Washington Street, 1st Floor  
 Columbia, SC 29201  
 Office: 803-545-3333 E-mail: zoning@columbiasc.gov  
 www.columbiasc.net

# SPECIAL EXCEPTION APPLICATION

## CITY OF COLUMBIA BOARD OF ZONING APPEALS

### PLEASE READ:

So that we can better serve all applicants, completed applications must be submitted by the 4:00 PM published application deadline (please refer to the official BoZA Calendar, available on our web site at [www.columbiasc.net](http://www.columbiasc.net)). Any failure to submit all required documentation and payment by the published deadline shall result in applications being returned, withdrawn, or scheduled at a later date.

*\*\* In some instances, a pre-application meeting with staff is encouraged. Applicant is **strongly** advised to contact and/or meet with the adjacent neighborhood association(s) to communicate details of the proposed project prior to application submittal. Neighborhood Association contact information may be obtained from Zoning staff.*

### Property Information

Address of Subject Property: 6335 North Main Street

Tax Map Number(s): 11712-04-03 Zoning District: C-3 Overlay District: \_\_\_\_\_

Current Use of Property: Shopping Center

Estimated Value of Project: \$434,000 Type of Development: Carry-out Restaurant

### Applicant Information

Applicant: Dyanna Brown

Name of Company (if applicable): Alpine of SC, Inc.

Mailing Address P. O. Box 3017

City: West Columbia State: SC Zip: 29171

E-mail Address: MEdwards@dderealestate.com Phone: 803-400-9402

Are you the property owner? Yes  No

**If no, please ensure the Letter of Agency is completed in its entirety and submitted with application**

Case #:

Please provide the specific section(s) of the City of Columbia Zoning Ordinance from which a special exception is being requested (ex. 17-258). To find the applicable section, please see Chapter 17 of the City of Columbia Code of Ordinances, viewable at [www.municode.com](http://www.municode.com)

Section(s): 17-258 (6) Special Exception for a Drive-through Facility

**Description of Request:**

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (i.e. business plan, site plan, plat of property, photographs, etc.)

Construction of a carry out restaurant with a pick-up window. No inside dining is proposed. Orders picked up at the drive-through window will have been ordered prior to customer arrival as no orders are taken in the drive-through lane.

**Applicant Response to Section 17-112(2):**

The Board of Zoning Appeals shall approve an application for a special exception only upon finding that the required criteria are met (see 17-112(2) of the Zoning Ordinance). In evaluating your request, the members of the Board will review the answers below as part of the case record. You may attach a separate sheet if necessary.

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

The proposed layout separates pedestrian traffic from the drive-through lane. No direct access to North Main Street is proposed as access will be gained internally from the shopping center. Because this is a pickup window only, customers will not wait in line for their orders to be prepared and queues will be short. Nevertheless, stacking room to accommodate several vehicles within the lane itself is provided.

2. Describe in what ways the proposed special exception will not have a substantial adverse impact on adjoining properties in terms of environmental factors such as noise, lights, glare, vibration, fumes, odors, obstruction of air or light, and litter.

The proposed building is situated within the developed footprint of the existing shopping center and will not create a substantial adverse impact in terms of the noted environmental factors on adjoining properties.

3. Describe in what ways the proposed special exception will not have a substantial adverse impact on the aesthetic character of the area, to include a review of the orientation and spacing of buildings.

The proposed facility will not have a substantial adverse impact on the aesthetic character of the surrounding area. The street yard and parking are proposed to be landscaped in accordance with City landscaping requirements.

4. Explain how the proposed special exception will not have an adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response.

The proposed activity will not create a nuisance or result in conditions which will have an adverse impact on public safety requiring an increased law enforcement response.

Case #:

5. Explain how the establishment of the proposed special exception does not create a concentration or proliferation of the same or similar types of special exception use, which concentration may be detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

The establishment of a drive through lane for order pickup will not create a proliferation of drive through lanes in the vicinity, nor will it be detrimental to the development or redevelopment of the area.

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

The drive through lane is consistent with uses permitted in the C-3 zoning district.

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

The drive through facility is an appropriate activity for the shopping center in which it is located as well as the adjacent arterial road, and will not impact the adjacent underdeveloped parcel zoned GC in the County.


8. Explain in what ways the proposed special exception will not adversely affect the public interest.

The drive-through lane will create a more convenient and safer contactless pick up option for customers without creating impacts to the subject or adjoining properties.

Residential: \$50.00	Commercial Projects:	Valued ≤ \$50,000	\$75.00	<b>APPLICATION FEE TO BE PAID AT TIME OF SUBMITTAL</b>
		Valued > \$50,000	\$125.00	

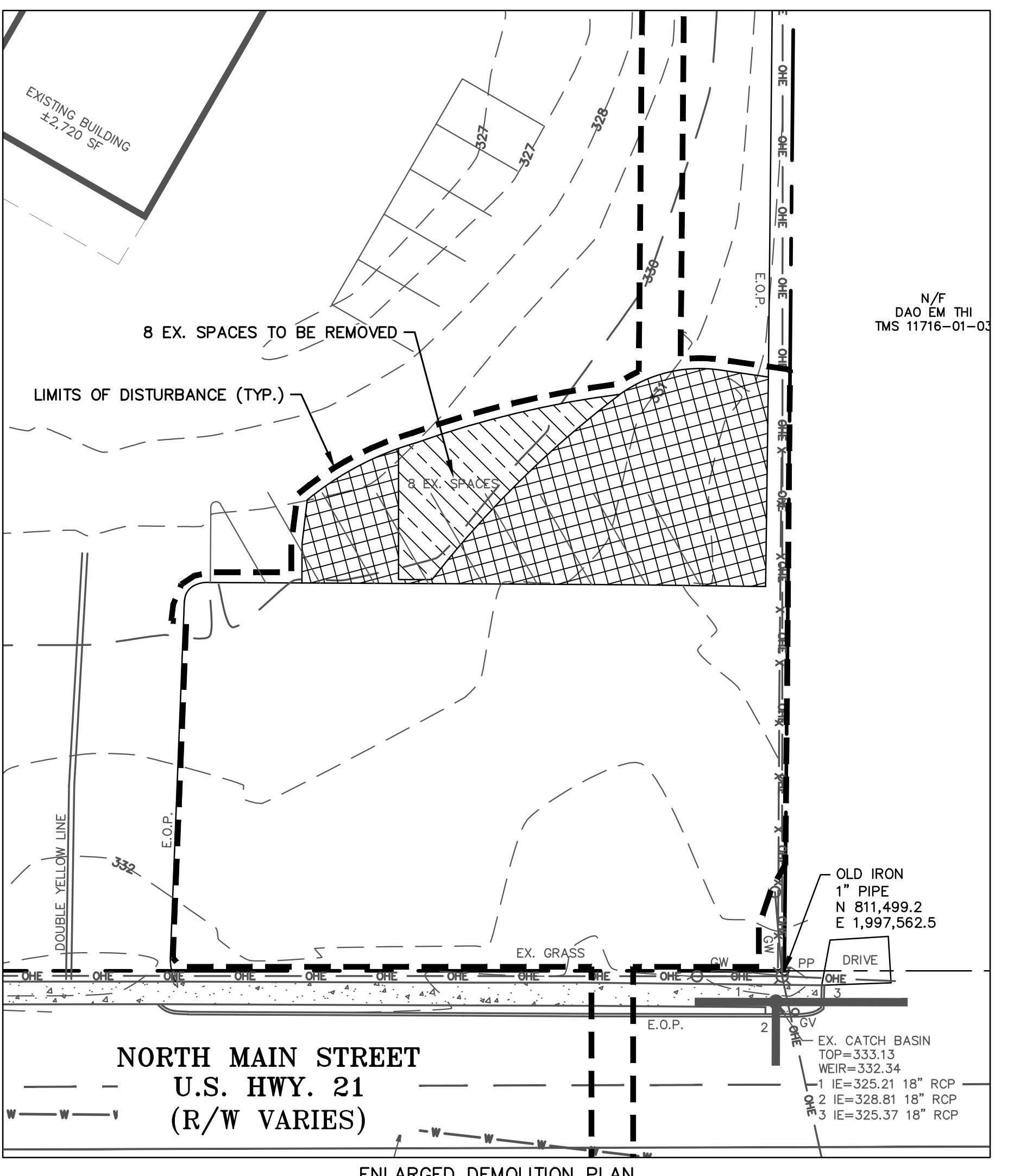
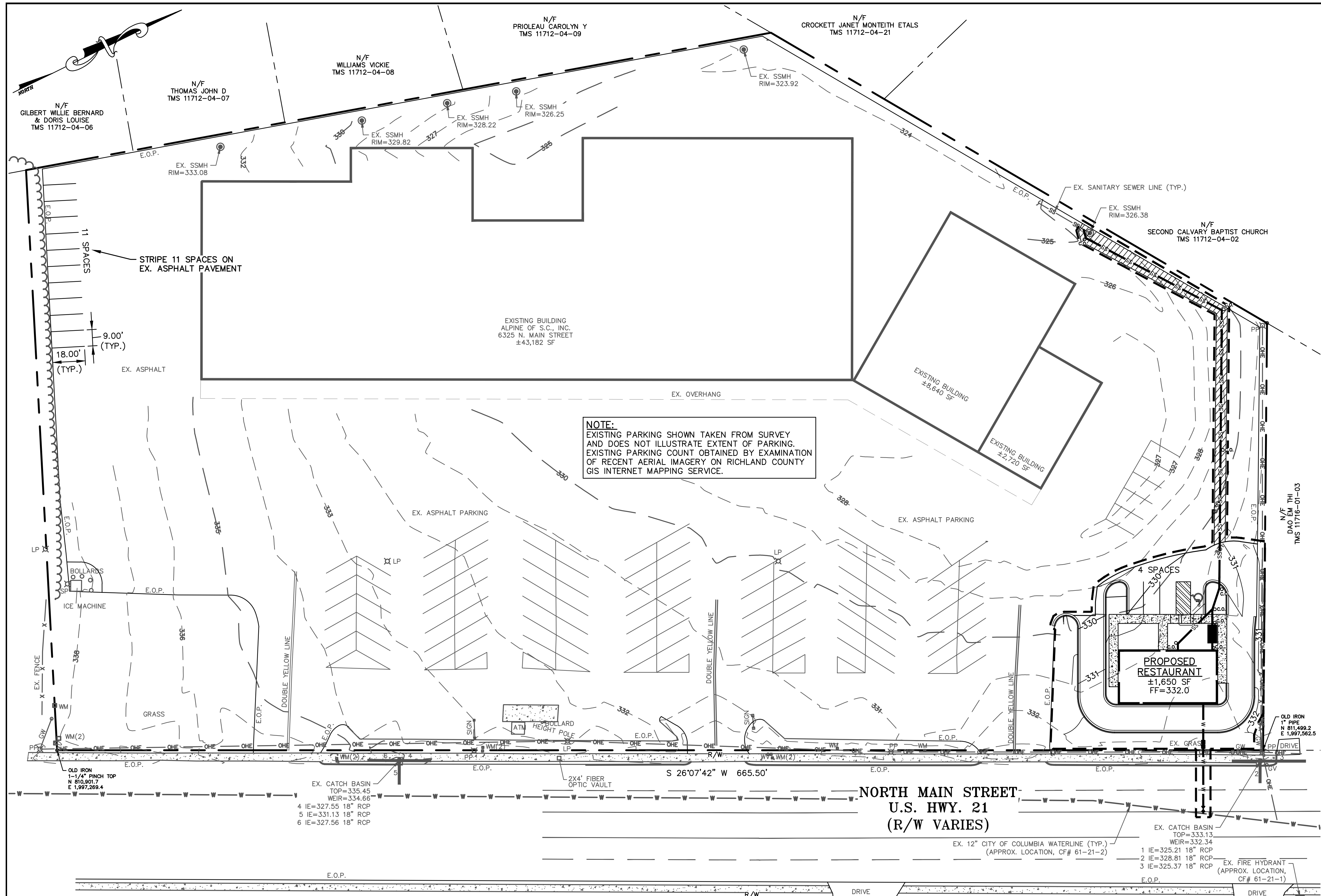
By signing below, I, the applicant, understand and/or acknowledge that:

1. I have completely read this application and understand that, while the Board will carefully review and consider this application, the burden of proving conformance with the Special Exception criteria lies with me.
2. The Board of Zoning Appeals conducts public hearings on the second Tuesday of each month in City Council Chambers, 3rd Floor of City Hall, 1737 Main Street, Columbia, SC 29201.
3. The proposed use and/or 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 order regarding my application. Any time frames related to an appeal of a decision of the Board of Zoning Appeals shall start from the date the written and signed Order of the Board is mailed to the applicant via certified mail.
5. The Board may prescribe appropriate conditions and safeguards to any approval in conformity with the ordinance (i.e. (1) hours of operation; (2) landscaping; and (3) screening of activities or structures).
6. Violations of the conditions of a Board approval shall be punishable under the penalties established in the Zoning Ordinance.
7. As the applicant, I affirm that the subject parcel is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. (See Section 6-29-1145 of the South Carolina Code of Laws)

Signature:   
 Date: 8/4/2020

Print Name: Dyanna D Brown





- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ASSOCIATED E & S, INC. IN DIGITAL FORMAT.
  - ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL MSL DATUM.
  - THE CONTRACTOR SHALL CALL SC811, DIAL 811 FOR ALL UNDERGROUND UTILITIES LOCATIONS AT LEAST 72 HOURS PRIOR TO EXCAVATION.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AT NO ADDITIONAL COST TO THE OWNER.
  - THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY DIFFERING SITE CONDITIONS ARE NOTED.
  - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING IMPROVEMENTS AND SURROUNDING AREA DIMENSIONS AND CONSTRUCTION.
  - THE CONTRACTOR SHALL REMOVE ALL ITEMS NECESSARY TO ALLOW THE PROPOSED CONSTRUCTION.
  - REFER TO DETAILS ON SHEET C4.

**BUILDING SUMMARY**  
 EXISTING BUILDINGS = ±54,542 SF  
 PROPOSED BUILDING = ±1,650 SF  
 TOTAL BUILDING AREA = ±56,192 SF  
 PERCENT EXPANSION = ±3%

ASSESSED BUILDING VALUE (2020) = \$1,113,800  
 VALUE OF CONSTRUCTION CONTRACT (FROM BUILDING PERMIT) = \$434,000

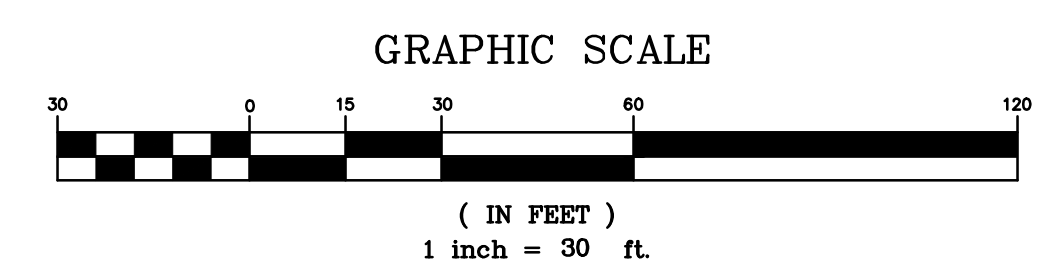
**PARKING SUMMARY**  
 SPACES REQ'D (EXISTING BUILDING) = ±54,542 SF @ 3.5 SPACES/1000 SF = 191 SPACES  
 SPACES REQ'D (PROPOSED RESTAURANT) = ±1,650 SF @ 2 SPACES/1000 SF = 13 SPACES  
 TOTAL SPACES REQ'D = 204 SPACES

TOTAL EXISTING SPACES = 197 SPACES  
 EXISTING SPACES TO BE REMOVED = 8 SPACES  
 PROPOSED SPACES PROVIDED = 15 SPACES  
 TOTAL SPACES PROVIDED = 204 SPACES

- LEGEND**
- LIMITS OF DISTURBANCE
  - SAWCUT & REMOVE EXISTING ASPHALT PAVEMENT
  - PROPOSED ASPHALT OVERLAY (SEE LAYOUT PLAN, SHEET C2)

**TOTAL DISTURBED AREA**  
 ±0.3 ACRES

**OWNER**  
 ALPINE OF SC, INC.  
 C/O MICHAEL C. EDWARDS  
 DIAL, DUNLAP & EDWARDS, LLC  
 115 COMMERCIAL DRIVE  
 COLUMBIA, SC 29212  
 803-400-9402  
 PROJECT No. 18028

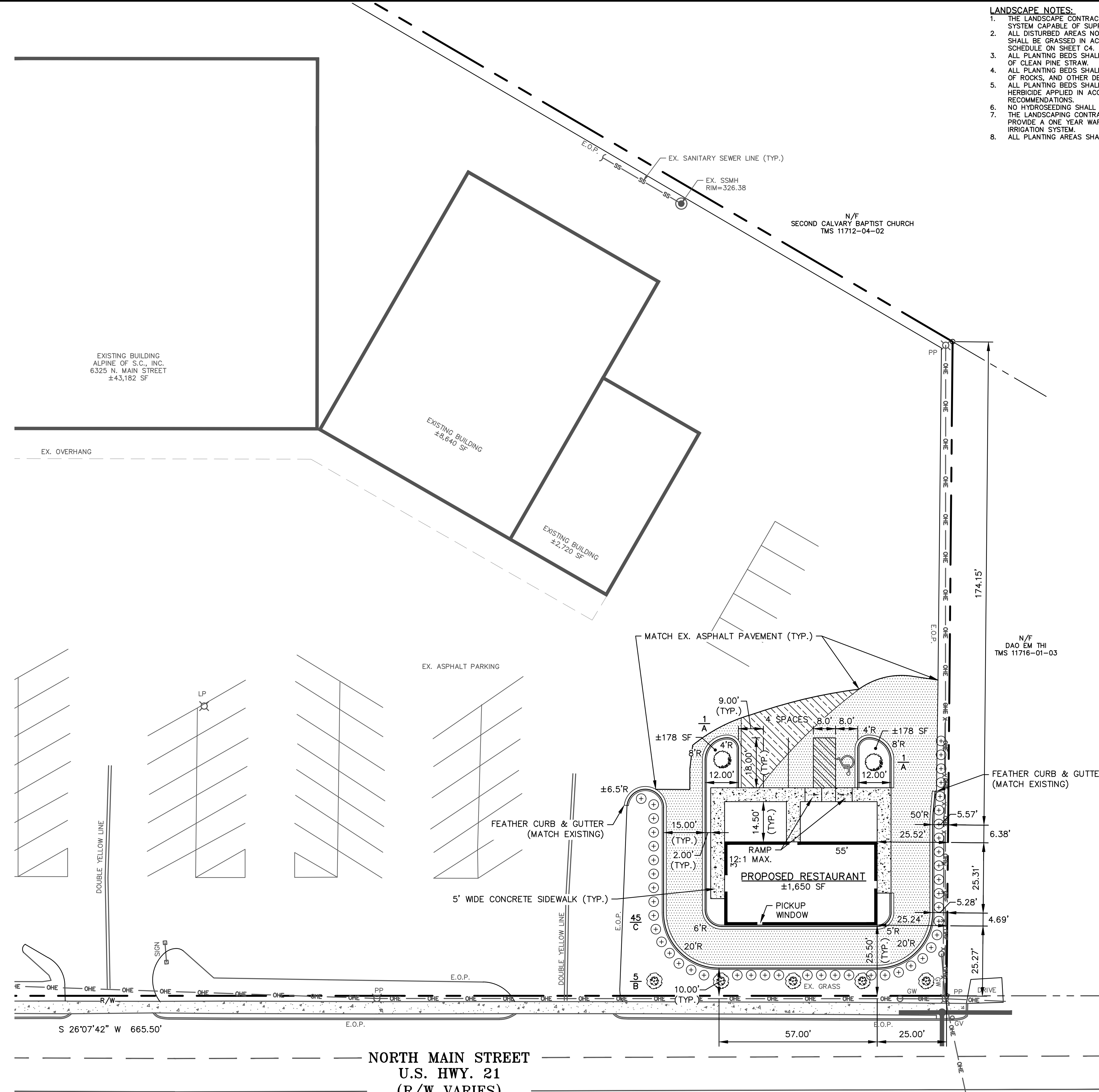
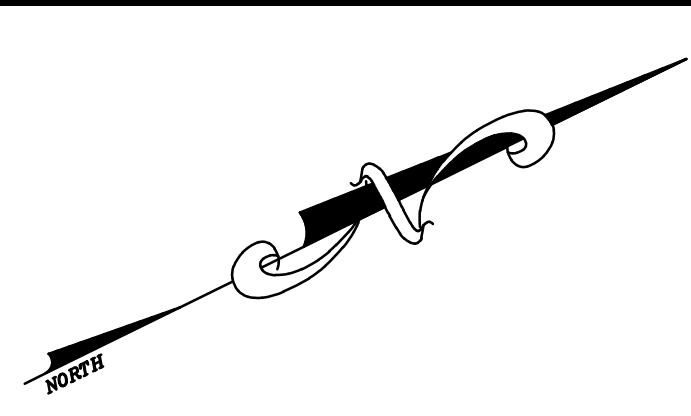


10719 WILSON BLVD. • P.O. BOX 923 • BLYTHEWOOD, S.C. 29016  
 (803) 714-9832 OFFICE • HERITAGESC@MINDSPRING.COM

NO.	DATE	DESCRIPTION

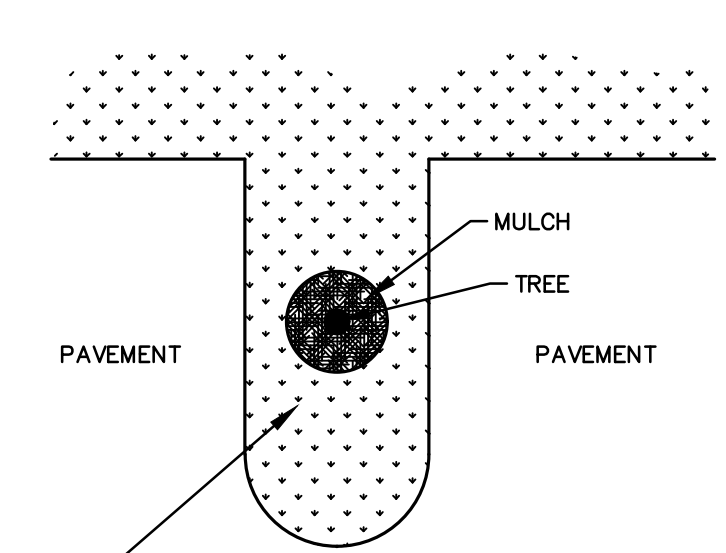
**OVERALL SITE & DEMOLITION PLAN**  
**PROPOSED DOMINO'S RESTAURANT**

PREPARED FOR  
**ALPINE OF SC, INC.**  
 IN THE CITY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA  
 DATE: AUG. 4, 2020 | SCALE: 1" = 30' | SHEET C1 OF 4



- LANDSCAPE NOTES:**
1. THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM CAPABLE OF SUPPORTING THE INDICATED PLANTINGS.
  2. ALL DISTURBED AREAS NOT INDICATED TO BE LANDSCAPED SHALL BE GRASSED IN ACCORDANCE WITH THE VEGETATIVE SCHEDULE ON SHEET C4.
  3. ALL PLANTING BEDS SHALL BE MULCHED WITH A 3 INCH LAYER OF CLEAN PINE STRAW.
  4. ALL PLANTING BEDS SHALL BE RAKED SMOOTH AND CLEARED OF ROCKS, AND OTHER DEBRIS PRIOR TO PLACING MULCH.
  5. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
  6. NO HYDROSEEDING SHALL OVER SPRAY THE PLANTING BEDS.
  7. THE LANDSCAPING CONTRACTOR MUST BE BONDED AND MUST PROVIDE A ONE YEAR WARRANTY ON LANDSCAPING AND THE IRRIGATION SYSTEM.
  8. ALL PLANTING AREAS SHALL BE MECHANICALLY IRRIGATED.

- NOTES:**
1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ASSOCIATED E & S, INC., IN DIGITAL FORMAT.
  2. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL MSL DATUM.
  3. THE CONTRACTOR SHALL CALL SC811, DIAL 811 FOR ALL UNDERGROUND UTILITIES LOCATIONS AT LEAST 72 HOURS PRIOR TO EXCAVATION.
  4. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AT NO ADDITIONAL COST TO THE OWNER.
  5. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY DIFFERING SITE CONDITIONS ARE NOTED.
  6. ALL PAVING AND DRAINAGE WORK AND MATERIALS SHALL COMPLY WITH SCDOT STANDARD SPECIFICATIONS.
  7. ALL DISTANCES INDICATED ARE TO FACE OF CURB, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  8. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  9. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING IMPROVEMENTS AND SURROUNDING AREA DIMENSIONS AND CONSTRUCTION.
  10. ALL CURB AND GUTTER SHALL BE NORMAL UNLESS OTHERWISE INDICATED.
  11. ALL SIDEWALKS, SIGNS AND PAVEMENT MARKINGS SHALL BE ADA & M.U.T.C.D. COMPLIANT.
  12. THE CONTRACTOR SHALL REMOVE ALL ITEMS NECESSARY TO ALLOW THE PROPOSED CONSTRUCTION.
  13. REFER TO DETAILS ON SHEET C4.



LIVING PLANT MATERIALS AS REQUIRED BY THE CITY OF COLUMBIA LANDSCAPE ORDINANCE. AT LEAST 60% OF THE PLANTING AREA SHALL CONTAIN LIVING PLANTS, TREES, SHRUBS, GROUNDCOVER OR TURF.

**TYPICAL TREE ISLAND PLANTING PLAN**  
NOT TO SCALE

**TREE SCHEDULE**

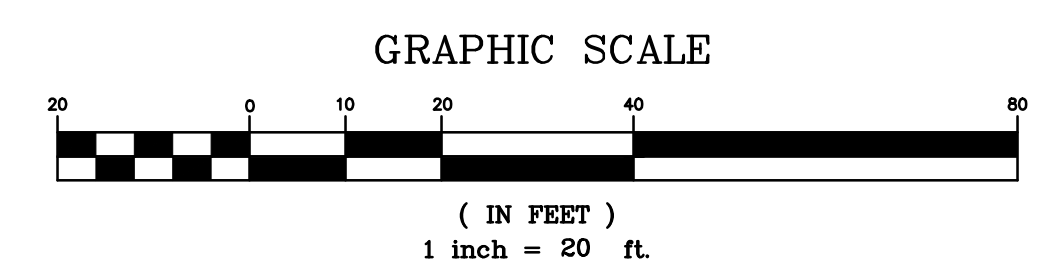
SYMBOL	DES.	NUMBER	SPECIES	SIZE (MIN.)	SPACING
⊙	A	2 EA.	TRIDENT MAPLE (LARGE TREE)	2" CAL. 10' HEIGHT	AS SHOWN
⊗	B	5 EA.	NELLIE STEVENS HOLLY (SMALL TREE)	2" CAL. 8' HEIGHT	AS SHOWN
⊕	D	45 EA.	ILEX DWARF BURFORD (SHRUB)	24" HEIGHT	5' O.C.

**VEHICLE SURFACE AREA TREE SUMMARY**

TOTAL V.S.A. TREES REQUIRED = ±4,793 SF ⊕ 1 TREE/3,200 SF = 2 TREES  
TOTAL V.S.A. TREES PROVIDED = 2 TREES

**LEGEND**

	PROPOSED ASPHALT PAVEMENT
	PROPOSED ASPHALT OVERLAY
	PROPOSED CONCRETE



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(803) 714-9832 OFFICE • HERITAGESC@MINDSPRING.COM

NO.	DATE	DESCRIPTION

**LAYOUT AND LANDSCAPE PLAN  
PROPOSED DOMINO'S RESTAURANT**

PREPARED FOR  
**ALPINE OF SC, INC.**  
IN THE CITY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

DATE: AUG. 4, 2020 | SCALE: 1" = 20' | SHEET C2 OF 4

**OWNER**  
ALPINE OF SC, INC.  
C/O MICHAEL C. EDWARDS  
DIAL, DUNLAP & EDWARDS, LLC  
115 COMMERCIAL DRIVE  
COLUMBIA, SC 29212  
803-400-9402  
PROJECT No. 18028

**PARCEL SUMMARY**  
TMS# 11712-04-03 (P)  
AREA = ±0.23 AC.  
ZONING = C-3