



BOARD OF ZONING APPEALS

April 3, 2025 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, SC. 29201

SPECIAL EXCEPTION REQUEST CASE SUMMARY

3806 North Main Street

Case Number:	2025-0009-SE
Subject Property:	3806 North Main Street (TMS# 09213-01-22)
Zoning District:	CAC (Community Activity Center/Corridor District), OV-NMC (North Main Corridor Design Overlay District)
Applicant:	Steve McNair, Palmetto Alliance Property Group, LLC
Property Owner:	School Finance, LLC

Requested Action:	Special exception to conditionally permit a residential care facility in the CAC district
Applicable Sections of Zoning Ordinance:	§17-4.2 ^{(b)(4)} Residential care facilities are conditionally permitted in the CAC zoning district by special exception
	§17-2.5 ^{(e)(4)} Standard criteria for special exceptions
Case History:	N/A

The subject property is +/- 2.1 acres and contains a building previously occupied by a charter school. The applicant is requesting a special exception to establish a residential care facility within the CAC zoning district.

Per the application, the proposed residential care facility will consist of approximately 30 apartments intended for single occupancy by veterans leased on an annual lease basis and has stated that it will comply with Veterans Administration specifications for a residential care facility.

Conditions contained in §17-4.2(c)(1)b.3 require that, prior to approving a special exception to establish or expand a residential care facility, the Board find that – in addition to the standard criteria – the applicant has committed to those conditions. The ordinance further requires that these conditions be made a part of any approved special exception. Please note that several of these conditions require written documents, and as of this writing, the Zoning Division has not received these documents. For reference, the specific language has been included below.

§17-4.2(c)(1)b.3 Residential Care Facility

(i) Licensing

The owner, operator, or manager shall verify that proper DHEC licensing requirements will be met prior to start of operation.

(ii) Loitering Control Program

The owner, operator, or manager shall verify that a loitering control program will be enforced.

(iii) Neighborhood Communication Program

The owner, operator, or manager shall provide written verification they provided local contact information to the adjoining neighborhood associations or businesses for the documentation of any problems they may have with current business practices that impact adjacent neighborhoods or businesses.

(iv) Business Plan

The owner, operator, or manager shall provide a written business plan that describes, at a minimum, the following:

- (a) Number of residents;
- (b) Uses and activities that will occur in conjunction with the use;
- (c) Security plan;
- (d) Provisions for transportation of residents to and from the facility; and
- (e) Staffing information.

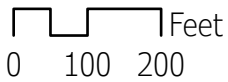
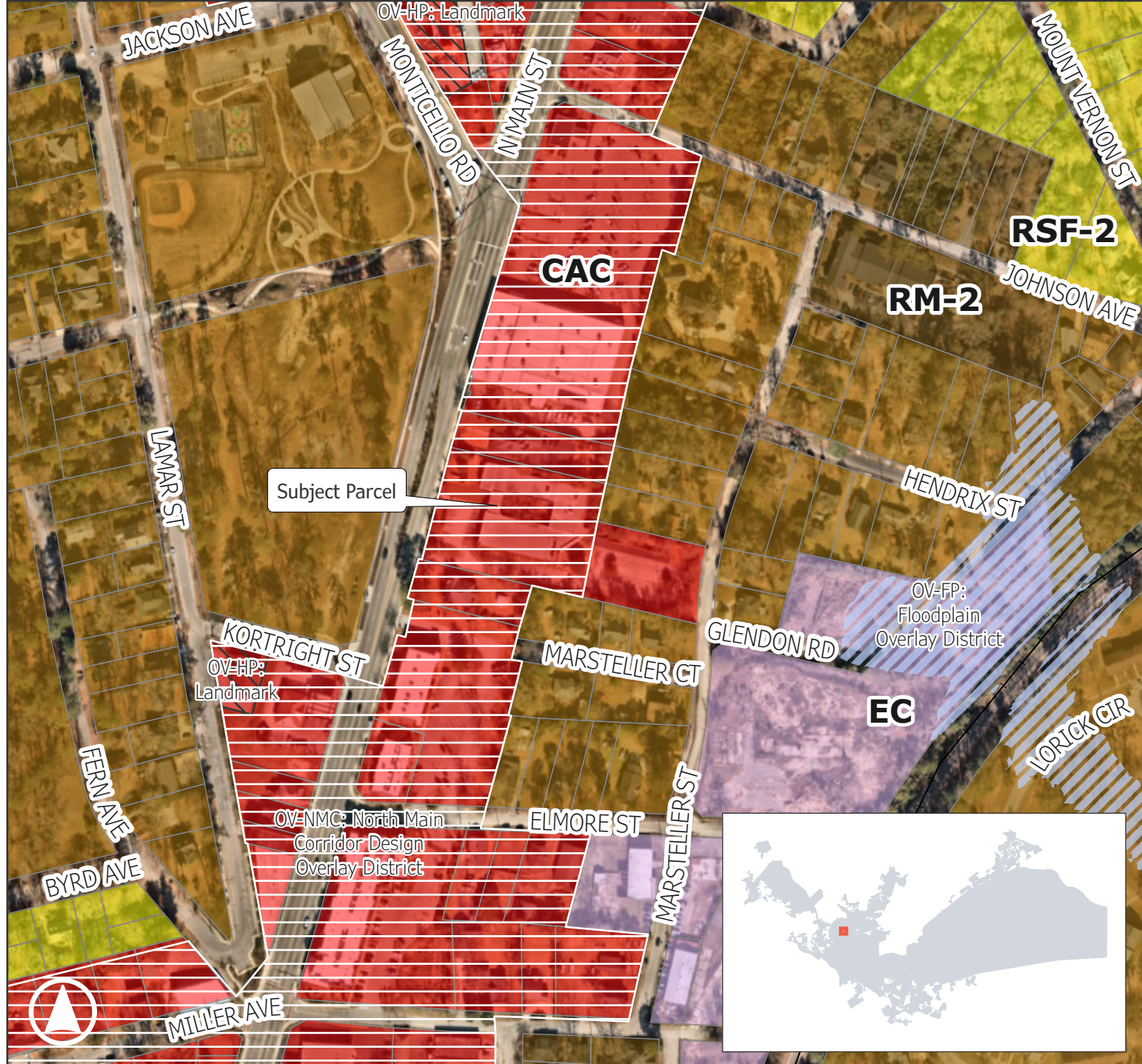
Any documents submitted by persons expressing support or concern about this application are attached hereto and made part of the record of the public hearing.

Zoning

Special Exception 2025-0009-SE
 3806 North Main Street; TMS# 09213-01-22

Legend

- CAC: Community Activity Center/Corridor
- RSF-2: Residential Single Family - Medium Lot District
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- EC: Employment Campus District
- Design Overlay Districts
- OV-HP: Individual Landmark
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



Planning & Development Services Department

Created by: Iadeforth Date: 3/28/2025

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Special Exception

Application and Checklist

1. Applicant Information

Name Steve McNair	
Company (if applicable) Palmetto Alliance Property Group LLC	
Address (street, city, state, zip) 1140 Woodruff Road Suite 106-231 Greenville SC 29607	
Phone [REDACTED]	Email steve.mcnair@palmettoalliance.com

2. Property Information

Address 3806 N Main Street Columbia SC 29203		
Tax Map Reference Number(s) R09213-01-22		
Current use Was a Charter School	Proposed use Care facility for veterans	
Current zoning CAC	Number of lots or units 1	Total square feet 21,000

3. Property Ownership

Does the applicant own the property? Yes No

If the applicant does not own the property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

4. Property Status

Pursuant to S.C. Code § 6-29-1145, 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

5. Value of Project

Valuation	\$ 1,200,000
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6. Proposed Use

Please identify the principal use proposed to be established (see Table 17-4.2(B)(4): Principal Use Table for Base Zoning Districts)

We are proposing to purchase this property to convert the existing structure into a residential care facility for Veterans. There is not only an existing dire need for these facilities but an ever increasing requirement



Special Exception

Application and Checklist

7. Project Description

Provide a brief description of the project.

We are proposing to purchase this property to convert the existing structure into a residential care facility for Veterans. There is not only an existing dire need for these facilities but an ever increasing requirement to meet the care of an aging Veteran community.

8. Criteria for Special Exception

A special exception may only be approved if the Board of Zoning Appeals determines that all of the standards in Sec. 17-2.5(e)(4) are met. **On the following page**, describe how the proposed use complies with each of these standards below. (Continue on separate sheet of paper if necessary)

1. The proposed special exception complies with all applicable zoning district-specific standards in Article 3: Zoning Districts;
2. The proposed special exception complies with all applicable use-specific standard in Article 4: Use Regulations;
3. The proposed special exception will not have a substantial adverse impact on vehicular traffic or vehicular and pedestrian safety;
4. Adequate provisions are made for parking and for loading and unloading;
5. 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;
6. 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;
7. The proposed special exception will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response;
8. 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;
9. The proposed special exception is consistent with the character and intent of the underlying zoning district as indicated in the zoning district purpose statement, and with any applicable overlay zoning district or adopted plan goals and requirements;
10. The proposed special exception is appropriate for its location and compatible with the permitted uses adjacent to and in the vicinity of the property;
11. The proposed special exception is compatible with the general character of the district in which it is proposed; and
12. The proposed special exception will not adversely affect the public interest.



Special Exception

Application and Checklist

We are proposing to purchase this property to convert the existing structure into a residential care facility for Veterans. There is not only an existing dire need for these facilities but an ever increasing requirement to meet the care of an aging Veteran community.

The overview is that all modifications and improvements will be of only interior modifications to the existing structure.

These improvements are designed to create approximately 30 residential apartments in compliance with VA specifications. These units will be single occupancy annual or longer leases. In addition there will be on site exercise, recreational and congregate assembly spaces.

In terms of services the Staff will be working with representatives of The VA to provide access to any physical therapy or other needs including shuttle transportation if needed. there is more than adequate parking to meet the needs of residents, visitors and staff.

We do not anticipate any detrimental impact on the community or burden on the city.

We look forward to working with the City in bringing this needed project to completion by making use of this property.

9. Signature

Signature of Applicant <i>Steve McNair</i>	
Print Name Steve McNair	Date 03/05/25



Letter of Agency

Application Supplement

TO: Planning and Development Services, City of Columbia

I, the undersigned property owner, do hereby attest that I am the person that holds, or I am authorized on behalf of the party that holds, fee simple interest in the following parcel(s):

Common Street Address

3806 N Main Street Columbia SC 29203

Tax Map Reference Numbers

R09213-01-22

Further, I hereby authorize the persons and/or entities listed as AUTHORIZED AGENT(S) 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 the following:

1. Variance, Special Exception, and/or Administrative Appeal (Board of Zoning Appeals)
2. Zoning Map Amendment (Planning Commission and City Council, if applicable)
3. Site Plan Review (Planning Commission or D/DRC)
4. Design Review (D/DRC)
5. Minor Subdivision (Staff)
6. Major Subdivision (Planning Commission)
7. Encroachment (Staff and City Council, if applicable)
8. Street Naming/Renaming (Planning Commission)

*****Please strike-through and initial any of the above-listed steps that do not fall under the scope of this Letter of Agency***

[signatures on following page]



Letter of Agency

Application Supplement

Property Owner

Signature <small>AuthentiSIGN</small> <i>Karl Huber</i>		Date 03/06/25
Print Name of Property Owner Schoolhouse Finance LLC		
Address (street, city, name, zip) 1005 North Glede Rd Suite 610 Arlington VA 22201		
Email of Property Owner karl.huber@schoolhousefinance.com		Phone [REDACTED]
Signature of Witness <small>AuthentiSIGN</small> <i>Charles Caughman</i>		Date 03/06/25
Print Name of Witness Charles Caughman		

Authorized Agent

Signature <small>AuthentiSIGN</small> <i>Steve McNair</i>		Date 03/05/25
Print Name Michael Lester/ Steve McNair		
Address (street, city, name, zip) 1140 Woodruff Road Suite 106-231 Greenville SC 29607		
Email of Authorized Agent mlester75@gmail.com		Phone [REDACTED]