



BOARD OF ZONING APPEALS

June 4, 2026 at 4:00 P.M.

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

SPECIAL EXCEPTION REQUEST CASE SUMMARY

1013/1015 Whaley Street

Case Number:	2026-0012-SE
Subject Property:	1013/1015 Whaley Street (TMS# 11301-02-06)
Zoning District:	EC (Employment Campus District)
Applicant:	Bakulbhai Patel, Trikam Z Holdings, LLC
Property Owner:	Trikam Z Holdings, LLC

Requested Action:	Special exception to permit a liquor store
Applicable Sections of Zoning Ordinance:	§17-4.2 ^{(b)(4)} Liquor stores are permitted in EC districts by special exception §17-2.5 ^{(e)(4)} Standard criteria for special exceptions
Case History:	5/6/2021 The Board of Zoning Appeals approved a special exception (2021-0054-SE) to approve a convenience store in unit 1015

This application for special exception is to permit the establishment of a liquor store on a property that contains an existing convenience store.

Subject property is +/- 21,947 sqft. containing a +/- 10,000 sqft. building that is occupied by a +/- 3,800 sqft. convenience store. Applicant is proposing to operate the liquor store in a newly created separate 1,870 sqft. suite adjacent to suite 1015.

One of the decision standards for special exception (§17-2.5(e)(4)9.) requires the Board to consider whether or not a proposal is consistent with the character and intent of the zoning district. To provide context for the Board's review of this standard, the cut-sheet for the EC district immediately follows this summary.

Another decision standard for special exception (§17-2.5(e)(4)8.) requires the Board to consider whether or not there is a concentration or proliferation of the same or similar types of special exception uses, and if so, whether the concentration is detrimental to the development or redevelopment of the area. While the Board may consider whether other uses qualify as "similar types", to provide context for the Boards review of this standard, staff has found that the following locations within 1.5 miles are [licensed by the SC DOR](#) as retail liquor stores:

- Tony's Liquor Store, 625 Whaley Street Unit B (0.4 mi)

- Greens Assembly Beverage, 400 Assembly Street (0.5 mi)
- Tilly's Warehouse, 2020B Greene Street (1.4 mi)

Liquor stores must adhere to the SC Department of Revenue Alcohol Beverage License (ABL) [requirements](#), including operating days and hours.

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.

Special Exception Permit Decision Standards

(From §17-2.5(4))

The Board of Zoning Appeals shall approve an application for a Special Exception only upon finding that the following standards are met:

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

EC: Employment Campus District

Purpose

The purpose of the Employment Campus (EC) District is to provide lands that accommodate a mix of employment, research and development, and light industrial development, with high quality design, typically within a campus setting.

Development allowed in the EC District includes office, institutional, light industrial, research, and similar employment uses. Allowed uses include trade schools, offices, research and medical laboratories, and medium-intensity manufacturing, as well as uses such as multi-family dwellings, restaurants, and retail sales and services that are supportive of principal employment-based uses.

Intensity and Dimensional Standards

Standard	Multi-Family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	10,000	N/A
Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)	75	
Density, max. (du/acre)	N/A	
Front Yard Setback, min. (ft.)	15	
Side Yard Setback, min. (ft.)	5	
Rear Yard Setback, min. (ft.)	10	
Building Height, max. (ft.)	75	

Notes: ft. = feet sf. = square feet du. = dwelling unit

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED		
	Community recreation center	Elementary, middle, or high school
Dwelling, live-work	Cultural facility	School, business or trade
Dwelling, mixed-use	Day care facility	Hospital
Dwelling, multifamily	Government office	Laboratory, medical or dental
Dwelling, townhouse	Library	Medical or dental clinic/office
Continuing care Community (CCRC) ¹	Membership organization facility	Nursing care facility
Residential care facility ²	Place of worship ¹	Park or greenway ¹
Broadcasting studio	Public safety facility	Park and ride
Newspaper or periodical publishing establishment	Social services facility	Parking lot ¹
	College or university	Parking structure ¹

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

EC: EMPLOYMENT CAMPUS

Passenger terminal, surface transportation	Recreation facility, indoor, not elsewhere listed
Utility facility, major ²	Recreation facility, outdoor, not elsewhere listed
Utility facility, minor	Building supplies and equipment store
Animal shelter	Consumer goods store
Kennel ¹	Convenience store ²
Veterinary hospital or clinic ¹	Farmers' market
Laboratory, testing or research	Grocery store or food market
Linen or uniform supply	Liquor store ²
Self-service storage ¹	Gasoline sales and service station ¹
Sign fabricating establishment	Personal vehicle repair and maintenance ¹
Eating establishment only ¹	Personal vehicle sales and rentals ¹
Eating and drinking establishment, Type 1 ¹	Vehicle paint and finishing shop
Eating and drinking establishment, Type 2 ²	Hotel or motel
Funeral home or mortuary	Agriculture and forestry uses, not elsewhere listed
Business/Professional office	Community garden ¹
Contractor's office	Crop production and processing
Bank, retail	Warehouse distribution and storage
Beauty salon or barbershop	Wholesale sales, not elsewhere listed
Body piercing or tattoo establishment ¹	Manufacturing, assembly, or fabrication, light
Dry cleaning pick-up ¹	Manufacturing, assembly, or fabrication, medium
Laundry, coin-operated	
Nail salon	
Repair of personal goods	
Car wash	
Banquet hall	

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Zoning

Variance 2026-0012-SE
1013/1015 Whaley Street; TMS# 11301-02-06

Legend

- NAC: Neighborhood Center/Corridor
- EC: Employment Campus District
- Parcels



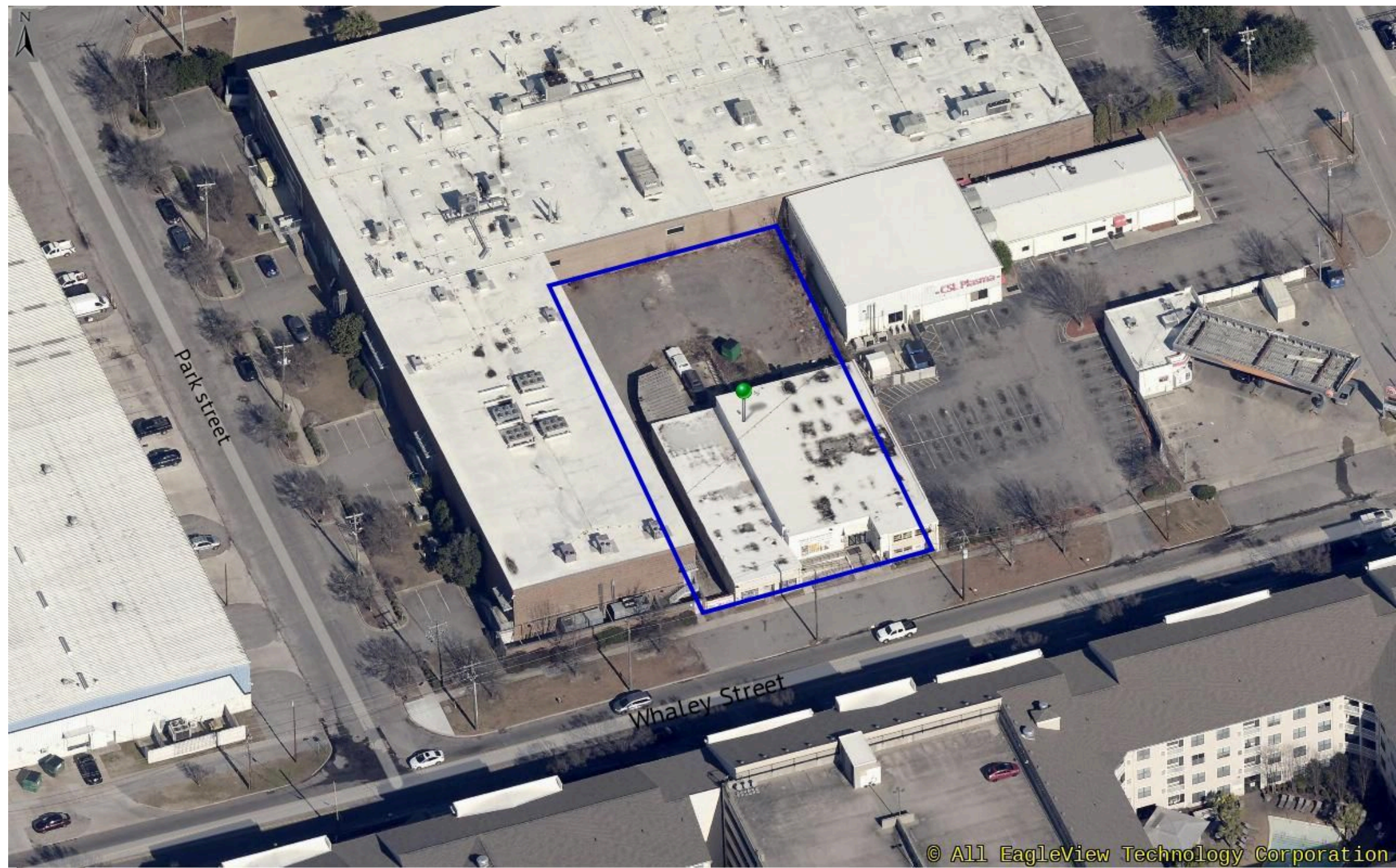
0 100 Feet



Planning & Development
Services Department

Created by: eljaen Date: 5/11/2026

This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia



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02/02/2025



Whaley Street

Park Street

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02/01/2025



02/02/2025



Special Exception Application and Checklist

1. Applicant Information

Name Bakulbhai Patel	
Company (if applicable) Trikam Z Holdings LLC	
Address (street, city, state, zip) [REDACTED]	
Phone [REDACTED]	Email [REDACTED]

2. Property Information

Address 1013 Whaley St.		
Tax Map Reference Number(s) R11301-02-06		
Current use Convenience Store	Proposed use Liquor Store	
Current zoning EC	Number of lots or units 1	Total square feet 1,870

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	\$ 50,000
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Special Exception Application and Checklist

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). Uses that are allowed only with a special exception permit in a specific district are indicated by an "S" in the table. Additional uses may require a special exception permit as identified elsewhere in the UDO.

liquor store

7. Project Description

Provide a description of the project addressing the 12 criteria on following page.

The proposed project consists of the operation of a retail liquor store within an existing commercial structure. No new construction is proposed beyond interior build-out and code-compliant improvements. The use will operate during lawful business hours, comply with all City, State, and SLED alcohol licensing requirements, and will include appropriate security measures, lighting, and site management.

The project is intended to serve the surrounding area with a regulated retail establishment while remaining compatible with nearby uses and the character of the zoning district.

A retail convenience store is operated within the commercial structure under the name of Patel Convenience Store. The retail liquor store and the retail convenience store will have separate entrances and plan to designate the retail liquor store as 1013-B and the existing retail convenience store as 1013-A.

SEE ATTACHED SHEET FOR RESPONSES TO 8 (CRITERIA FOR SPECIAL EXCEPTION)



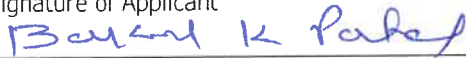
Special Exception Application and Checklist

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 previous page or separate sheet, describe how the proposed use complies with each of these standards.

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.

9. Signature

Signature of Applicant 	
Print Name Bakulbhai Patel	Date May 8, 2026

8. Criteria for Special Exception

1. Zoning District Standards

The proposed liquor store complies with all applicable zoning district standards set forth in Article 3 of the Zoning Ordinance.

2. Use-Specific Standards

The proposed liquor store complies with all applicable Article 4 – Use Regulations, including separation requirements and operational standards.

3. Traffic and Safety

The proposed liquor store will not create a substantial adverse impact on vehicular or pedestrian traffic. The site is served by existing public streets and traffic patterns consistent with commercial use.

4. Parking and Loading

No off-street parking will be provided and loading facilities exist in compliance with City requirements.

5. Environmental Impacts

The liquor store will not have a substantial adverse impact on adjacent properties regarding noise, lighting, glare, odor, vibration, litter, or obstruction of air or light.

6. Aesthetic Character

The proposed liquor store will not adversely affect the aesthetic character of the area. No exterior alterations inconsistent with surrounding development are proposed.

7. Public Safety and Nuisance

The proposed liquor store will not create nuisance conditions or increased public safety concerns. Operations will comply with all applicable laws and regulations governing alcoholic beverage sales.

8. Concentration of Similar Uses

Approval of this Special Exception will not result in an over-concentration or proliferation of similar uses detrimental to the area.

9. Consistency with Zoning Intent

The proposed liquor store is consistent with the purpose and intent of the underlying zoning district and any applicable adopted plans.

10. Location and Compatibility

The liquor store is appropriate for its location and compatible with permitted uses on adjacent and nearby properties.

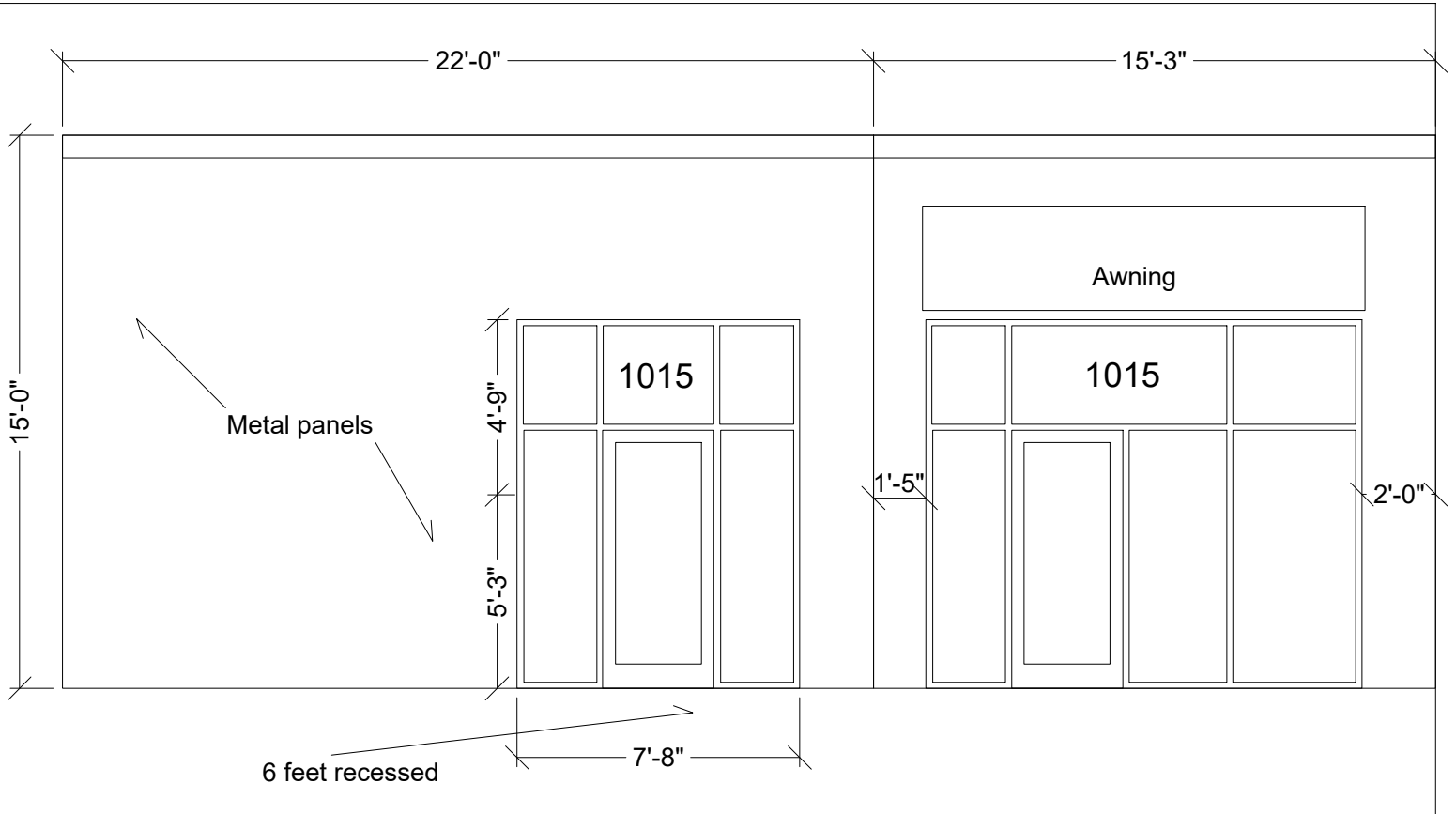
Applicant: Bakulbhai Patel
Company: Trikam Z Holdings LLC
TMS No.: R11301-02-06

11. District Character

The proposed liquor store is compatible with the general character of the district in which it is located.

12. Public Interest

Approval of the Special Exception will not adversely affect the public interest and will allow productive use of the property in compliance with City regulations.



1015 Whaley st.

Prepared by Infinite Construction
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