



**PLANNING COMMISSION
TEXT AMENDMENT CASE SUMMARY**

**AMEND THE DISTRICT REGULATIONS TO DEFINE A CONVENIENCE STORE
AND PERMIT CONDITIONALLY AS A SPECIAL EXCEPTION**

October 6, 2014

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

Proposal: Create §17-297, Convenience stores, to define the category and conditions to permit the use with a Special Exception. Amend §258, Table of Permitted Uses to add category as a special exception requirement and to identify the section as 17-297.

Applicant: Councilman Sam Davis

Pertinent Sections: (1) Article III, Division 8, §17-258 (Table 1. Table of Permitted Uses), 541.1 (Convenience stores) (2) Article III, Division 8, §17-297, Convenience stores

Staff Recommendation: Approve

Detail: It is the intent of this amendment to clearly define convenience stores and to provide regulations and procedures to permit the use with a special exception from the Board of Zoning Appeals, while fostering a good neighbor philosophy with nearby residents and businesses. The amendment is based in part on concerns from several communities within the City of Columbia.

In addition to more clearly defining convenience stores and requiring the use as a special exception, staff has focused on requiring a loitering, litter, signage, crime prevention & awareness, and a neighborhood communication program.

Pending Issues: None.

Staff Contact: K. Brian Cook, Zoning Administrator

Sec. 17-297. – Convenience stores.

- (a) Intent. It is the intent of this section to provide a definition of convenience stores and to provide conditions for the use to be permitted as a special exception.
- (b) Definition. For the purpose of this section, the following definition of shall apply.
 - (1) Convenience store. A retail store of 5,000 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience and travelers' shopping needs. These stores may be part of a gasoline service station or an independent facility.
- (c) Where regulations apply. The regulations apply to all convenience stores proposing to locate in a newly constructed building, in an existing building that has not been used as a convenience store within the last 12 consecutive months, or in the case of building expansion of an existing convenience store.
- (d) Convenience stores are permitted as a special exception in C-2, C-3, C-3A, C-4, C-5, C-6, M-1, MX-1, and MX-2.
- (e) Special exception criteria.
 - (1) Standards for approval. In addition to the criteria for special exception set forth in section 17-112 (2), the board of zoning appeals shall, in considering any application for a special exception, find that the following conditions have been met and made part of the special exception conditions for approval:
 - A. Good Neighbor Plan.
 - 1. Loitering control program. Written verification must be provided by the owner, operator, manager, or local representative of the parent company that a loitering control program will be enforced.
 - 2. Litter control program. At least two trash receptacles must be provided onsite for customer use. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will conduct at a minimum a daily onsite litter pickup and an offsite litter pick-up along sidewalks and adjacent to the site.
 - 3. Sign pledge program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will comply with the zoning regulations regarding signage. All business signage is included in the total display surface area permitted, including any additional signs, either permanent or temporary, advertising items for sale onsite (e.g., beverages, chips, tobacco, snacks, etc.).
 - 4. Crime prevention and awareness program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company has contacted the City of Columbia Police Department regarding participation in a crime prevention/awareness program.
 - 5. Neighborhood Communication Program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will correspond on a long-term informal basis with the local recognized organizations and other concerned individuals regarding any problems they may have with current business practices that impact adjacent neighborhoods or businesses. All responses to inquiries from such organizations and individuals shall be written within 30 days of receiving the initial letter, and be from the owner, operator, manager, or a local representative of the parent company and be available to the public upon request.



City of Columbia

APPLICATION to

AMEND THE ZONING ORDINANCE

OFFICE USE ONLY: Date Received: 1 September 2014By: K. Brian Cook**1) APPLICANT (Please Print)**

Name:	Councilman Sam Davis (District I)		
Tel. #:	803-545-3332	Fax#:	
Mobile #:		E-mail:	sdavis@columbiasc.net

Do you own any of the property affected by this application? YES NO; If NO, provide Letter of Agency**2) THIS APPLICATION IS FOR (Check all that apply)**

<input type="checkbox"/>	REZONING (MAP and/or PUD AMENDMENT)		
	From:	To:	
	For PUD Amendment (Check one below)		
	<input type="radio"/> Minor Amendment <input type="radio"/> Major Amendment		
	PROPERTY INFORMATION		
	Address:		
	TMS#:	Total Acreage:	
	Current Use:	Proposed Use:	
	Current Zoning:		
<input checked="" type="checkbox"/>	TEXT AMENDMENT		
	List affected code section(s):	Chapter 17, Article III, Division 8, Add §17-297 & Amend 17-258 to add (SIC 541.1)	

3) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)

1) Create §17-297 to define and add criteria to permit convenience stores as a special exception in certain districts 2) Amend §17-258, to add SIC 541.1, Convenience stores

4) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

5) SIGNATURE

Applicant Signature:	
Print Name:	Councilman Sam Davis
Date:	1 September 2014

PC Date: 6 October 2014
 ZPH Date: 18 November 2014

Action: _____
 1st Reading Date: _____
 2nd Reading Date: 2 December 2014

Action: _____
 Action: _____