

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



7451 Garners Ferry Road

January 13, 2015 at 10:00 A.M.
City Council Chambers, 1737 Main Street, 3rd Floor
Columbia, South Carolina

Case Number:	15-003-SE
Subject Property:	7451 Garners Ferry Road (TMS# 16312-01-09 and 16312-01-08)
Zoning District:	C-3 (General Commercial district)
Applicant:	Zulema Longoria, Amerco Real Estate Company/U-Haul International Company
Property Owner:	Stern & Stern Garners Ferry Properties Inc.
Council District:	3
Summary Prepared:	23 December 2014

Requested Action:	Special Exception to establish a miniwarehouse
Applicable Sections of Zoning Ordinance:	§17-258 Miniwarehouses (SIC 4227) permitted by Special Exception within the C-3 districts. §17-112 Standard criteria for special exceptions. §17-260(b) Required standards for miniwarehousing.

Case History: None.

Staff Comments: This application for Special Exception is to allow the redevelopment of the vacant former Piggly Wiggly grocery store and adjacent vacant lot into a miniwarehousing facility. The vacant grocery store would be a combination of warehousing and miniwarehousing, while four smaller storage buildings and a rental display area would be located in front as seen on the submitted site plan.

The property is surrounded by properties zoned C-3; to the north and north-west is Uncle Bob's self-storage, to the east is Lowes and commercial outparcels, to the south is a bank, gas station, and hotel, and to the west is a multifamily development on C-3 zoned property.

Miniwarehouses are subject to the conditions listed within §17-260, which are copied below for convenience. Specifically, the applicant will need to modify the plans submitted with this application to address the following items:

- (1) Mark a 10-foot wide travel lane within the driveways adjacent to storage buildings B, C, D, and E, and: either increase the width of the driveways to meet the requirements of §17-260(b)(5)b., or mark them for one-way travel;
- (2) Provide a 6' fence or wall around the open perimeter of the project.

Should the board be inclined to approve this request, the applicant will be required to comply with all development regulations, including but not limited to the landscape ordinance, building codes, etc.

§17-260(b) Miniwarehousing (SIC 4227). Miniwarehouses are allowed subject to the following provisions:

- (1) Buffer yard. Where the lot is adjacent to a residential zoning district, a buffer yard shall be provided on the property line adjacent to the residential zoning district in accordance with section 17-313 and Table 3.
- (2) Fencing or walls. Fencing or walls shall be required around the open perimeter of the project. The fence or wall shall be a minimum of six feet in height. Where the lot is adjacent to a residential zoning district, the fence or wall shall be constructed of materials approved by the board of zoning appeals.
- (3) Setback. Any side of the building providing doorways to storage areas shall be set back from the property line not less than 25 feet (in addition to that setback required in subsection (b)(1) of this section, if applicable).
- (4) Parking requirements. Off-street parking shall be required as follows:
 - a. One space for each ten storage cubicles. This parking requirement can be accomplished with the parking lanes as set forth in subsection (b)(5) of this section;
 - b. Two spaces for the manager's quarters; and
 - c. One space for every 50 storage cubicles, to be located at the project office for use of prospective clients.
- (5) Driveway widths. On-site driveway widths shall be required as follows:
 - a. All one-way driveways shall provide for one ten-foot parking lane and one 15-foot travel lane. Traffic direction and parking shall be designated by signing or painting.
 - b. All two-way driveways shall provide for one ten-foot parking lane and two 12-foot travel lanes.
 - c. The parking lanes may be eliminated when the driveway does not serve storage cubicles.
- (6) Prohibited uses. Retail or wholesale uses and storage of hazardous materials shall be prohibited in miniwarehouses, and notice of such prohibition shall be given to customers by a conspicuous sign posted at the entrance of the property, or by provisions in the lease agreement, or both.
- (7) Storage of vehicles, boats, etc. Any outdoor storage area for vehicles, trailers, campers, boats or the like shall be separate from any structures and located to one side of or to the rear of the development. In no case shall these spaces be construed to meet the parking requirements of this subsection.
- (8) Lighting. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but lighting may be of sufficient intensity to discourage vandalism and theft.

Persons expressing support or concern about this application submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

None.

Zoning Map

Variance 15-003-SE

7451 Garners Ferry Road
TMS# 16312-01-09, 16312-01-08



Department of Planning & Development Services

Legend

- INTERSTATES
 - RAILROADS
 - CITY LIMITS
 - FEMA FP
-
- | | |
|---------------|-------------|
| ZONING | MX-2 |
| 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 |
-
- DD DISTRICT
 - DP DISTRICTS
 - PD DISTRICT
 - CC OVERLAY

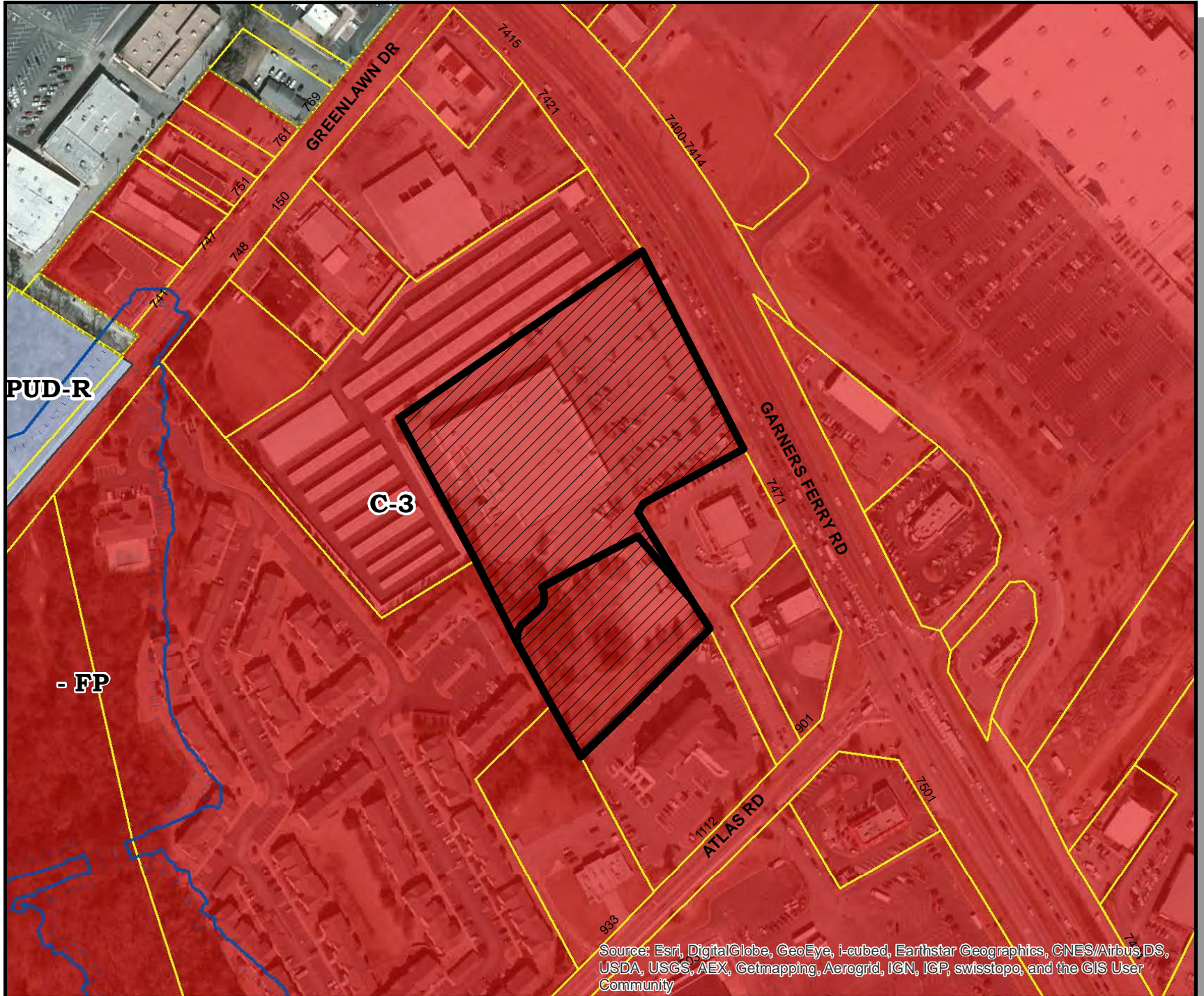
1 inch = 250 feet

ORIGINAL PREPARATION/DATE:

This map was prepared by:
Ralana Wilson
for
January 13, 2015
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.



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION





GREENLAWN

NO NAME

GARNERS FERRY

NO NAME

GREENLAWN

GARNERS FERRY

NO NAME

GARNERS FERRY

NO NAME

NO NAME

GARNERS FERRY

NO NAME

NO NAME

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ATILAS

GARNERS FERRY

NO NAME

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GARNERS FERRY

GARNERS FERRY

ATILAS



SPECIAL EXCEPTION APPLICATION

CITY OF COLUMBIA BOARD OF ZONING APPEALS

Applications for Special Exception are due on or before 4:00pm on the due date (see attached calendar). Please review the following checklist to ensure that your application is complete. You should schedule a pre-application conference with staff (803-545-3333) prior to the application deadline to discuss your specific case and its requirements. **Failure to submit a complete application or to provide requested documentation may result in your application being returned or your case scheduled for a later date.**

- Completed and Signed Application
- Letter of Agency (*if applicant is not the property owner*)
- Calendar (*included in this packet for your information*)
- Application Fee
 - \$50 for residential applications
 - \$75 for commercial applications (*projects valued under \$50,000*)
 - \$125 for commercial applications (*projects valued \$50,000 or more*)
- Supporting Materials, i.e.:
 - Site Plan
 - Plat of property
 - Photographs

Staff Contact:

Andrew Livengood

Deputy Zoning Administrator
City of Columbia Zoning Division
1136 Washington Street
Columbia, SC 29201

803-545-3333

www.columbiaplanning.net
atlivengood@columbiasc.net

OFFICE USE ONLY:

Date Received	<u>12/10/14</u>	Case Number	<u>15</u> - <u>003</u> -SE
Staff	<u>A+L</u>	Zoning Dist.	<u>C-3</u>
Fee Paid	<u>125</u>	Overlay	<u> </u>

Property and Applicant Information:

Address of Subject Property: 7451 GARNERS FERRY ROAD COLUMBIA, SC 29209

Tax Map Number (Example: 12345-67-8910) R16312-01-09 AND R16312-01-08

Zoning District: C-3 GENERAL COMMERCIAL

Describe your proposal in detail:

RENOVATION OF AN EXISTING GROCERY STORE INTO A U-HAUL CLIMITIZED SELF-STORAGE FACILITY AND
MINI-STORAGE UNITS

List pertinent section(s) of City of Columbia Zoning Ordinance: SECTION 17-260 (SIC 4227 & 424)
a and b SIC 4227, Division 8, Section 17-240, Section 17-258 Table of Permitted Uses

What is the current use of the property?: Abandoned Grocery store (Piggly Wiggly)

Applicant Name (Please Print): ZULEMA LONGORIA, URBAN PLANNER

Name of Company (If applicable): AMERCO REAL ESTATE COMPANY/U-HAUL INTERNATIONAL COMPANY

Address: 2727 N CENTRAL AVENUE 9-N

City, State, ZIP: PHOENIX, AZ 85004

Email Address: zulema_longoria@uhaul.com

Phone Number(s) 602-263-6502

Are you the property owner? Please circle **Yes** or **No**.
If No, please complete and submit a Letter of Agency.

Criteria for approval of special exception applications:

In addition to the definitive standards applicable to the proposed use as detailed in Chapter 17 of the Code of Ordinances of the City of Columbia, the Board of Zoning Appeals shall approve an application for special exception only upon a finding that the following criteria are met.

Please explain *in detail* how your application meets the following criteria (attach separate sheets if necessary):

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

REFER TO ATTACHED NARRATIVE

2. 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.

REFER TO ATTACHED NARRATIVE

3. 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.

REFER TO ATTACHED NARRATIVE

4. 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.

REFER TO ATTACHED NARRATIVE

5. 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.

REFER TO ATTACHED NARRATIVE

6. 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.

REFER TO ATTACHED NARRATIVE

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

REFER TO ATTACHED NARRATIVE

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

REFER TO ATTACHED NARRATIVE

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

1. I have completely read this application and understand all that it includes.
2. While the members of the Board of Zoning Appeals will carefully review and consider this application, the burden of proving conformance with the criteria for grant of special exception rests with me.
3. 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, South Carolina, 29201. REFER TO ATTACHED NARRATIVE
4. The Board of Zoning Appeals will render a written order regarding my application as soon as possible following the public hearing.
5. Any time frames related to an appeal of a decision of the Board of Zoning Appeals shall start from the date that the written and signed Order of the Board is mailed to the applicant.
6. The Board may prescribe appropriate conditions and safeguards in conformity with Ch. 17, including, but not limited to items like the following: (1) hours of operation; (2) landscaping; and (3) screening of activities or structures.
7. Violation of the conditions and safeguards prescribed in conformity with Ch. 17, when made a part of the terms under which a special exception is granted, shall be deemed a violation, punishable under the penalties established therein.
8. Failure to begin or complete an action for which a special exception is required, within the time limit specified, when such time limit is made a part of the terms under which the special exception is granted, shall void the special exception.
9. The proposed use and construction complies or will comply with all other requirements of the City of Columbia Zoning Ordinance.

Signature Zulema Longoria Date 12-10-14

Print Name Zulema Longoria



LETTER OF AGENCY

DATE: 12-9-2014

TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 7451 GARNERS FERRY ROAD COLUMBIA, SC 29209

also known by **TAX MAP NUMBER(S):** R16312-01-09 AND R16312-01-08

Further, I hereby authorize the person listed as **AUTHORIZED AGENT** 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 (CHECK ALL THAT APPLY):

- a **variance** from the Board of Zoning Appeals;
- a **special exception** from the Board of Zoning Appeals;
- an **appeal of the decision of the Zoning Administrator** from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, **rezoning** the property listed above from _____ to _____;
- site plan review** by the Planning Commission;
- a **minor subdivision**; and/or
- other** (describe) _____

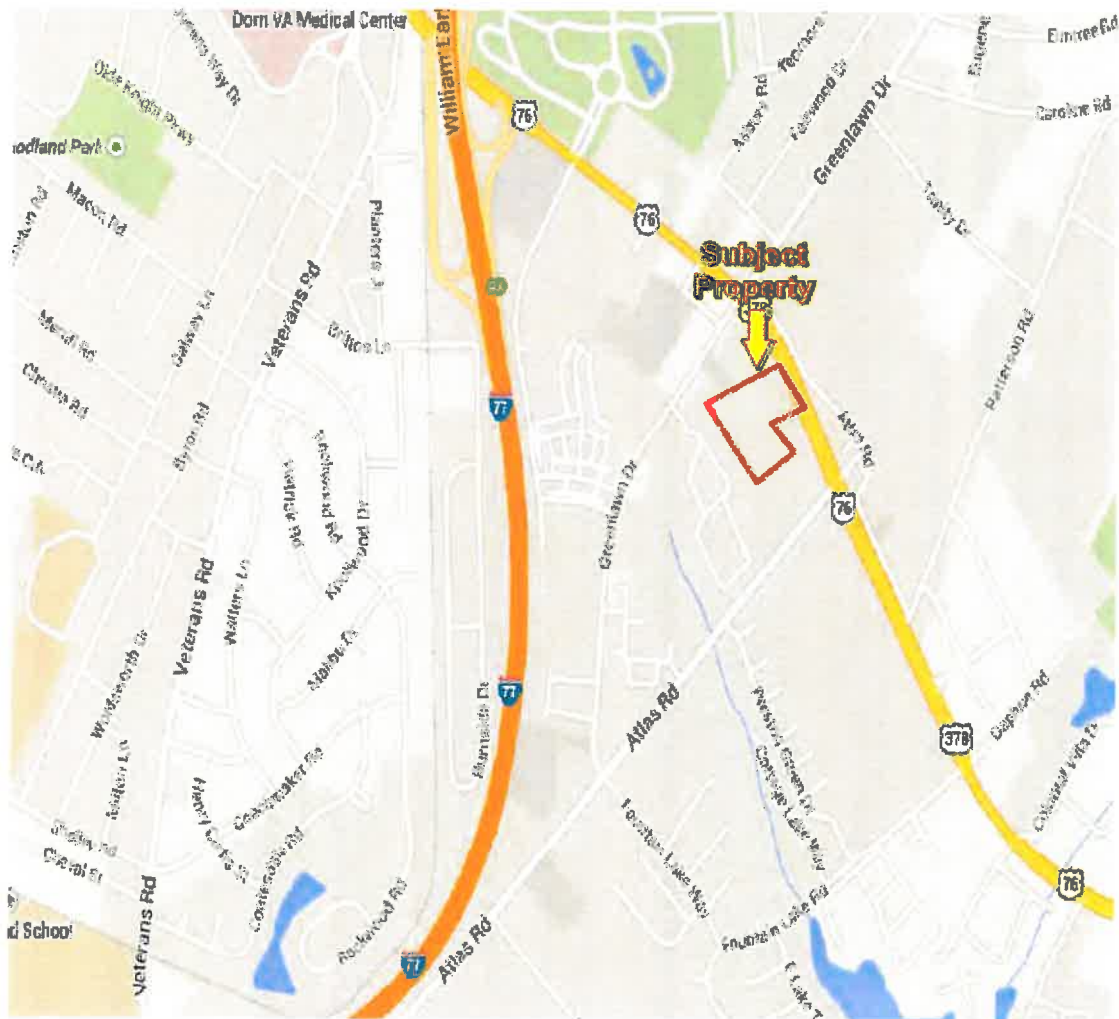
SIGNATURE OF PROPERTY OWNER: *Bill Stern* **DATE:** 12-9-14
PRINT Name of Property Owner: BILL STERN, STERN & STERN GARNERS FERRY PROPERTIES
Street Address of Property Owner: 8910 TWO NOTCH ROAD, 5TH FLOOR
City, State, ZIP of Property Owner: COLUMBIA, SC 29223
Telephone Number of Property Owner: 803-419-1234

SIGNATURE OF WITNESS: _____ **DATE:** _____
PRINT Name of Witness to Signature of Property Owner: _____

SIGNATURE OF AUTHORIZED AGENT: *Zulema Longoria* **DATE:** 12-10-14
PRINT Name of Authorized Agent: ZULEMA LONGORIA, URBAN PLANNER
Company/Firm of Authorized Agent: AMERCO REAL ESTATE COMPANY/U-HAUL INTERNATIONAL COMPANY
Street Address of Authorized Agent: 2727 N CENTRAL AVENUE 9-N
City, State, ZIP of Authorized Agent: PHOENIX, AZ 85004
Telephone Number of Authorized Agent: 602-263-6502 EXT: 615135



Special Exception Application
for
U-Haul of Columbia
7451 Garners Ferry Road
Columbia, SC 29209

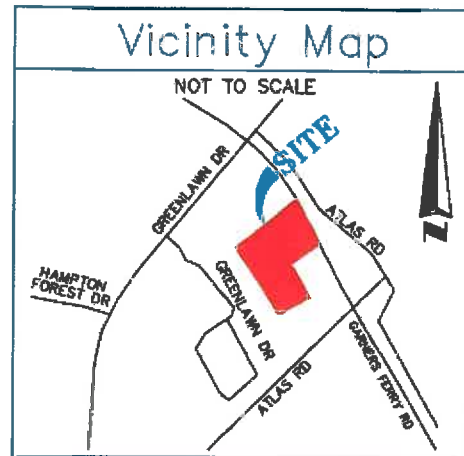


Date: 12-09-2014
Project No: 888004

Project Description

▲ Site Location

The property is located on the southwest side of Garners Ferry Road within a mixed commercial and residential area of Richland County. The address is 7451 Garners Ferry Road Columbia, South Carolina. The site consists of two contiguous lots. The first is identified as Assessor's Parcel Number (APN) R16312-01-09 and is approximately 5.28 acres. The second is APN R16312-01-08 a 1.77 acre site. The total project area is approximately 7.05 acres.



▲ Site Uses and Structures

The first parcel is occupied by a commercial building that was constructed in 1993 for use as a grocery store. The building has been vacant since 2012.

Prior tenants included Harris Teeter and Piggly Wiggly grocery stores. The existing structure is built out of concrete masonry units (CMU)

and slab-on-grade construction (+/-45,726 sf). At this time there are no current tenants. Both the site and building are vacant.

In addition to the current structure, the northeastern portion of the property consists of a paved parking lot. More parking is located immediately south of the building.

A paved service road is located to the west and north of the building and a vegetated drainage area is located on the southwest corner of the service road.

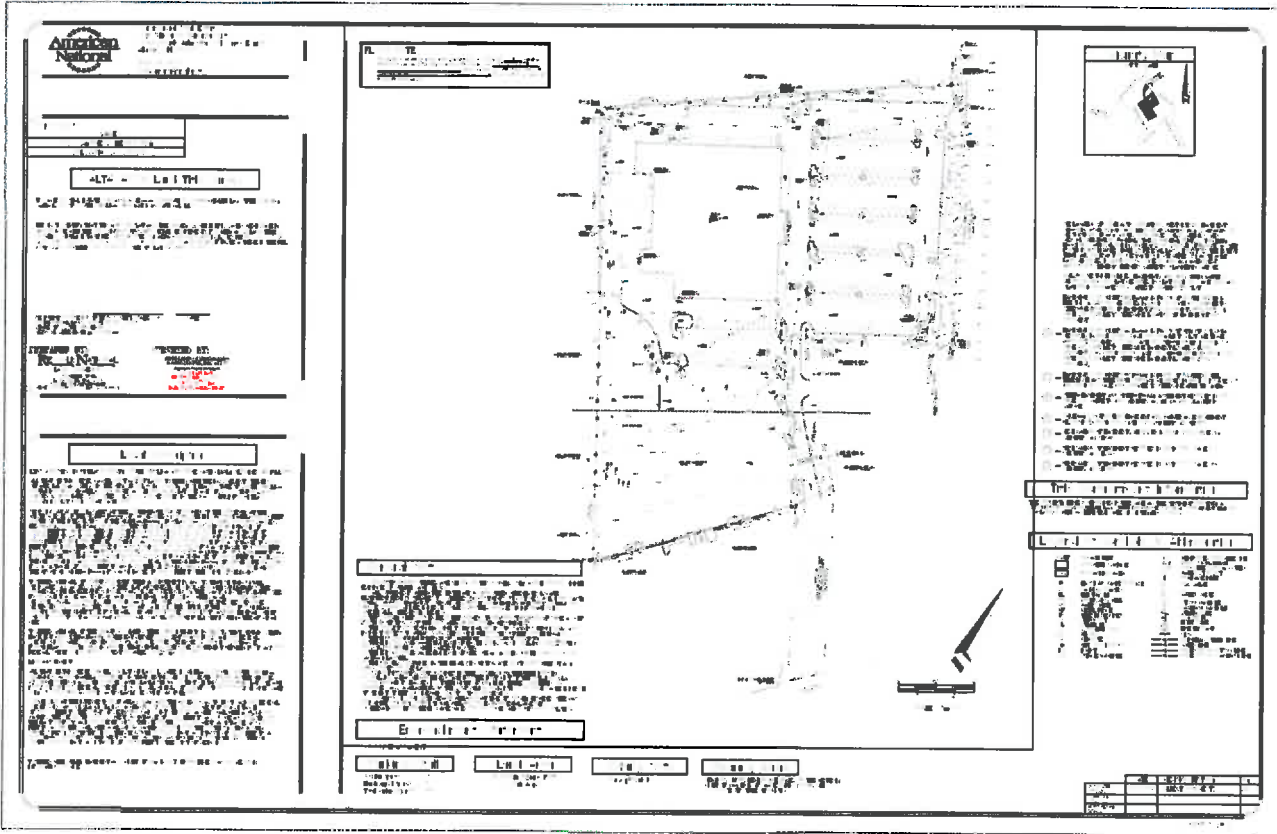
The site also contains a variety of mature trees and shrubs both within the interior area of the parking lot and along Garners Ferry Road, the adjacent right-of-way.



The second parcel is a vacant lot. It consists of a gravel area, scrub, shrubs and vegetation.

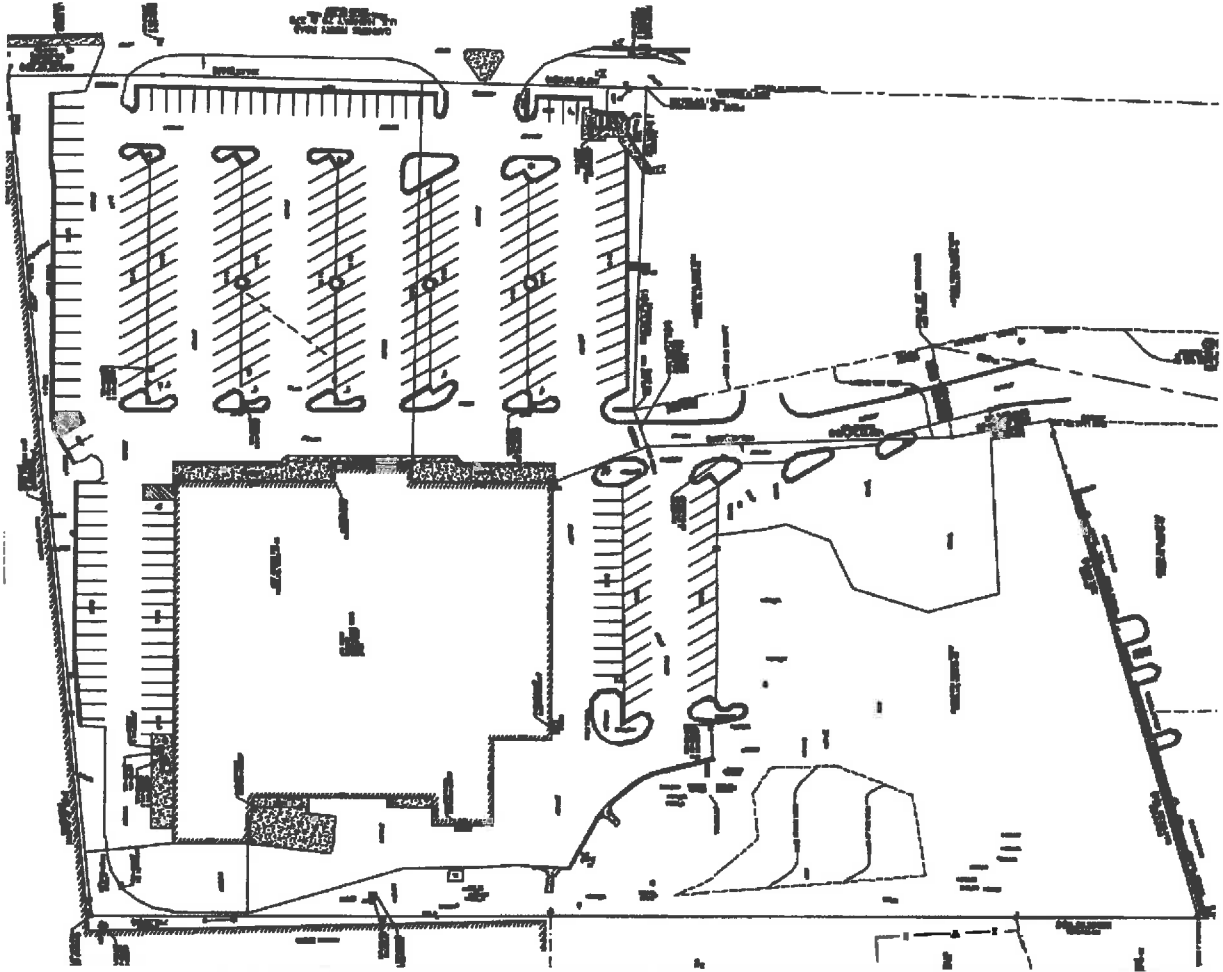


Per the American National ALTA survey dated 10/09/14, a cross access easement has been recorded to allow entrance into the site from Atlas Road (SC Road S50). (Refer to full-size ALTA for more details)



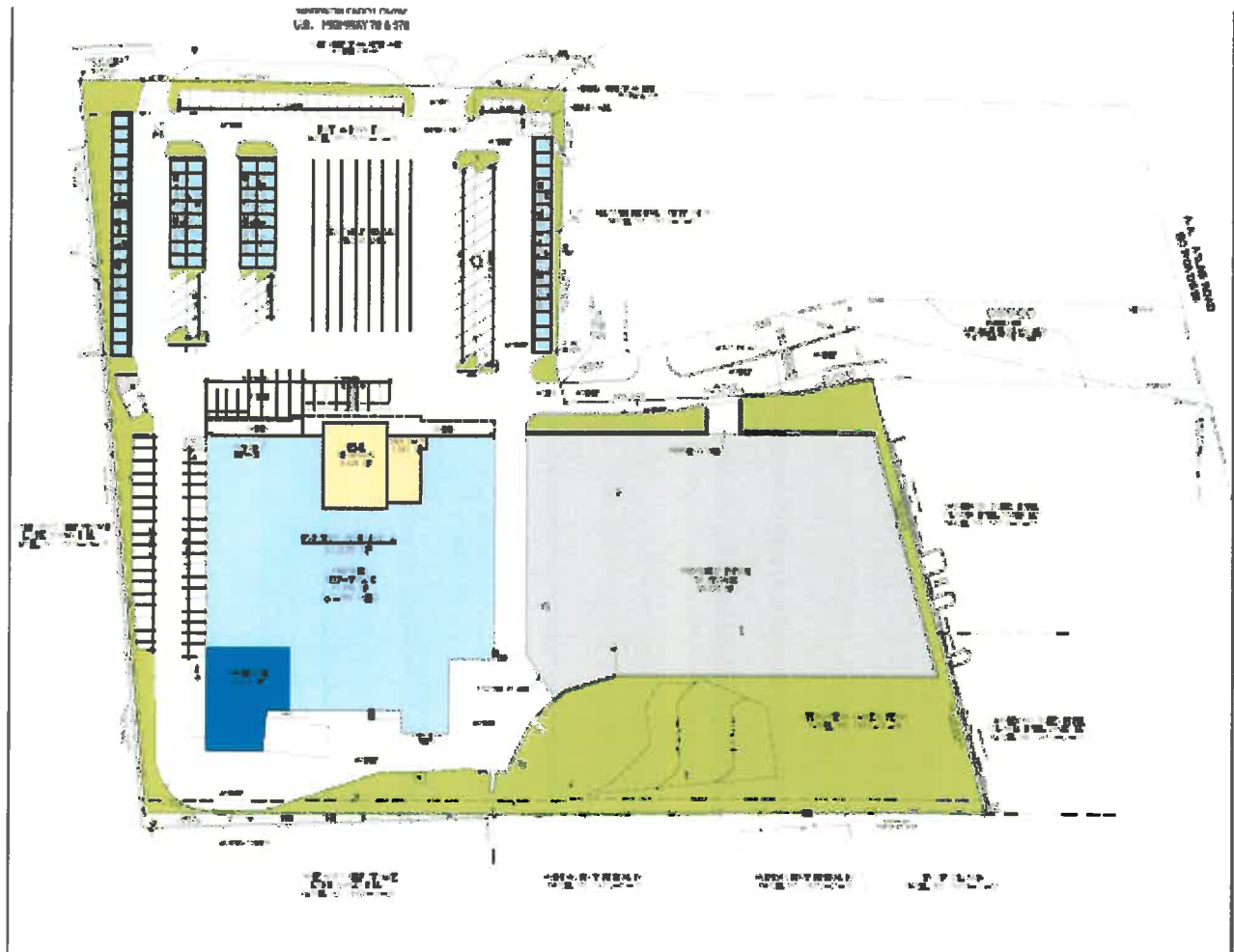
Description of Proposal

The proposal is for approval of a Special Exception application for construction of an interior climate controlled self-storage facility and exterior mini-storage units. The project includes the conversion of a vacant commercial building located on 7451 Garners Ferry Road in Columbia, South Carolina. The developer wants to convert this building through an adaptive reuse into a U-Haul Climitized Self Storage and Moving Center. Renovations will take place inside the existing structure as well as the addition of four exterior mini-storage units that will house a variety of storage lockers (approximately 650 units).



In addition, the proposal includes the following permitted commercial uses; warehouse, office, showroom, equipment rentals and covered RV parking area. U-Haul moving and storage centers serve the do-it-yourself household customer. In a typical day at U-Haul, the center will be staffed with a general manager and two to three customer service representatives. Families will generally arrive, enter the showroom, and choose from a variety of products and services. The U-Haul center of Columbia will feature the following services.

- A U-Haul climate controlled self-storage facility used to store furniture, household goods, sporting equipment, or holiday decorations. Many times this is prompted by moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale. The majority of our storage customers will typically rent a room for a period of two months to one year.
- U-Haul moving and storage centers also rent trucks, vans, and trailers for household moving, either in-town or across country.
- The U-Haul Showroom provides a wide array of packing and shipping supplies: including cartons, tape, and packing materials.
- The U-Haul Delivery and Receiving Bay has a wide variety of hitch and towing packages all of which can be installed on-site. Families who tow trailers, boats, or recreational trailers benefit from this invaluable service.
- The U-Haul center will also provide an RV covered parking area.
(Refer to full-size Site Plan for more details)



Our business plan is to serve the needs and desires of the neighborhood as well as supporting the surrounding community. With that in mind, our goal is to coexist with our surrounding area, create stability in business, and have positive impacts on the community. All of these goals will be accomplished with approval of the Special Exception to convert the abandoned grocery store into a U-Haul center.

Criteria for Approval of Special Exception

1. *The proposed special exception will not have substantial adverse impact on vehicle traffic or vehicular and pedestrian safety and adequate provisions are made in the proposed exception for parking and for loading and unloading.*

U-Haul generates far fewer vehicle trips than most other commercial land uses. Data published in the Institute of Transportation Engineers (ITE) report shows that the traffic impact of self-storage facilities (i.e. “mini-warehouses”) varies depending on day and times but is consistently lighter than a number of other common development types. As outlined in the exhibit below, U-Haul generates 31 weekday trips and 53 weekend trips. Compared to the surrounding properties including a fast food restaurant averaging 3,430 weekend trips, a gas station averaging 2,200 weekend trips and a hotel averaging 901 weekend trips; the U-Haul weekend trip generation is significantly lower. In conclusion, the proposed project will not have a substantial adverse impact on vehicle traffic generation; therefore, providing adequate provisions for vehicular, loading/unloading and pedestrian safety.

Traffic Studies and Commercial Uses

Our truck rental and self-storage uses generate less traffic than most other commercial uses.

USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	6,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

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

The proposed tenant improvement will adhere to the City of Columbia codes and Ordinances; thereby, meeting all required environmental and safety obligations. Since this site is an existing development and will remain the same except for various minor renovations, it will not create any adverse impacts to the adjoining properties.

3. *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).*

As outlined in the exhibit below, the immediately surrounding properties consist of the following buildings. Uncle Bob's self-storage warehouse to the northwest. Uncle Bob's and a multifamily residential complex on the southwest boundary. Garners Ferry Road is located along the northeast property line. Directly across Garners Ferry Road is a Brakes 4 Less Service Center and a Tire Kingdom. Beyond the site to the southeast there are multiple commercial properties including a Federal Credit Union, Sunoco gasoline service station and Candlewood Suites Hotel.



The mixed commercial quality of the surrounding properties exemplifies that the proposed project will not have a substantial adverse impact on the aesthetic character of the area. The proposed self-storage facility is compatible with the adjacent uses and nature of the region.

4. *The proposed special exception will not have 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.*

All U-Haul storage customers are issued a card-swipe style identification card which must be used to gain access to their room. Individually alarmed storage rooms with customer lock and electronically controlled access areas are provided for after hour business. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access into the facility.

In addition, it is against policy for a business to be operated from a U-Haul storage room. Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee. Other policies include strict adherence that items which may not be stored include chemicals, flammables and paints. Consequently, all storage centers are non-smoking facilities.

Finally, U-Haul facilities are protected by video surveillance camera and DVR equipment that are monitored twenty-four hours a day. Security features also include customer call stations (MAX Stations) with directory, 24-hour entrance security zone with monitors and staged entry doors. These are electronically controlled access areas for after hours service. U-Haul provides added service and assistance to our customers with disabilities.

Safety is of the utmost importance to U-Haul. The new storage center will be designed with very high security measures. Nuisance conditions are controlled with the interior storage room access that also provide increased security and the benefit of noise reduction. In conclusion, the proposed center will not create nuisance conditions likely to result in increased law enforcement response measures.

5. *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 is proposed to be developed.*

The proposed project is for an interior climate controlled storage warehouse facility. There are no other U-Haul Climitized Self Storage and Moving Center within the surrounding area. The new self-storage building will provide families the choice of storing furniture, household goods, sporting equipment or holiday decorations in an interior climate control self-storage unit. The standard floor plan includes various storage room sizes including 5'X5', 5'X10', 10'X10' and 10'X15' components.

Additionally, the new storage facility is designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a reduction of noise and a more aesthetically pleasing exterior.

Custom site design for every U-Haul moving and storage center assures that the facility compliments the community it serves by architectural compatibility and attractive landscaping. Adherence to community objectives is key, so that the U-Haul center is a neighborhood asset, and is assured of economic success. The establishment of the special exception will convert an abandoned structure into a state of the art facility with internal climatized storage facility. This is a new use and does not create a concentration of the same type of development in the area.

- 6. 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 proposed project is located in the General Commercial District (C-3). Per the City of Columbia zoning ordinance dated The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments. The orientation is primarily to major traffic arteries or extensive areas of predominantly commercial use and characteristics.



The proposed project is for an interior climate controlled storage warehouse facility. The project is located in a mixed-commercial corridor and warehousing is allowed as a permitted principle use. It is also allowed as an accessory use not involving over 8,000 square feet of area and as a special exception involving not over 12,000 square feet of area. In addition, mini-warehouses are allowed as a special exception and private commercial storage is a permitted use

In addition, the location provides adequate access to major streets and highways; therefore, meeting the C-3 district orientation criteria. The proposed special exception is consistent with the character and intent of the zoning district description.

- 7. 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 proposed project will take an existing unused grocery store and turn it into a productive business by remodeling it into a U-Haul Climitized Self Storage and Moving Center. The proposed self-storage facility is an allowed use. The existing structure is located within the mixed-commercial region of the City; therefore, the new facility will be

compatible with the nature of the surrounding properties and will not have a substantial adverse impact on the aesthetic character of the area. Some of the surrounding uses include a self-storage facility, a hotel, tire shop, a gas station, brake shop and a bank.



Additionally, it meets the U-Haul philosophy of placing centers in high growth residential areas, where the daily needs of families in the immediate neighborhoods are met. Overall, the proposed special exception will provide a valuable service to the community, be compatible with the adjacent properties, meet the City of Columbia zoning requirements, and comply with the U-Haul business plan.



8. *The proposed special exception will not adversely affect the public interest.*

The proposal includes the conversion of the vacant building located on 7451 Garners Ferry Road in Columbia, South Carolina. AMERCO wants to convert this building through an adaptive reuse into a U-Haul Climitized Self Storage and Moving Center.

As illustrated by the photographs below, the company has a long and proud history of taking unused commercial and industrial properties and turning them into productive businesses which generate tax revenue, provide jobs, and help to promote infill development to meet citizens needs.



Our intent is to build a state of the art facility with internal climitized storage and a retail store. Other services provided to the community will be truck and trailer rentals, mini-warehouses, showroom, and RV parking.

We will provide valuable services to the community for its self-storage and moving needs. The use is in character with this property as well as the surrounding area and will not adversely affect the public interest.



(illustrations do not reflect the design of the proposed elevations)

Conclusion

For more than seventy years, U-Haul has incorporated sustainable practices into its everyday operations. Today we remain focused on reducing waste and are dedicated to manufacturing reusable components and recyclable products. Our commitment to sustainability, through our products, services, and design philosophy, has helped us to reduce our impact on the environment. At U-Haul, we are committed to sustainable

development through environmental protection, social responsibility, and economic efficiency.

Every year U-Haul develops many properties across the United States and Canada – from ground-up projects to existing building remodels. All projects utilize sustainable building techniques – from site selection in high-growth areas to using recyclable building materials where possible. We have made much headway into introducing sustainable building practices in the building and remodeling of our projects and more innovative design techniques available for our site planning. The renovation of this existing commercial building is a prime example.

In conclusion, we would like to request the approval of the Special Exception Application from the City of Columbia for the interior renovation of the existing grocery store located at 7451 Garners Ferry Road to build a climate controlled self storage center. U-Haul is excited to expand its services to the City of Columbia, South Carolina. We look forward to receiving further building permit and construction guidelines.

U-HAUL OF COLUMBIA, SC
@ Garners Ferry Road
PROJECT INFORMATION



VICINITY MAP SCALE: NTS

PROPERTY ADDRESS: 7451 GARNERS FERRY ROAD, COLUMBIA SC, 29209
 PROPERTY OWNER: BILL STERN, STERN & STERN GARNERS FERRY PROPRIETIES
 MUNICIPALITY: CITY OF COLUMBIA, 1737 MAIN STREET, 3RD FLOOR, COLUMBIA, SC 29209

SITE AREA
 PARCEL NO: 16312-01-09 5.28 ACRES
 PARCEL NO: 16312-01-08 1.77 ACRES

ZONING
 CURRENT ZONING: GENERAL COMMERCIAL (C-3)
 PERMITTED USE: WAREHOUSING, RETAIL, EQUIPMENT RENTAL & LEASING, AND RV PARKING, MINI-WAREHOUSE (SPECIAL EXCEPTION)

BUILDING AREA

BUILDING	DESCRIPTION	AREA (SF)
BUILDING A	EXISTING BUILDING TO REMAIN	51,936 SF
	PROPOSED SELF-STORAGE	41,940 SF
	PROPOSED SHOWROOM	3,429 SF
	PROPOSED D&R BAY	1,567 SF
	PROPOSED WAREHOUSE	5,000 SF
	TOTAL	51,936 SF
BUILDING B	PROPOSED STORAGE	2,700 SF
BUILDING C	PROPOSED STORAGE	2,400 SF
BUILDING D	PROPOSED STORAGE	2,400 SF
BUILDING E	PROPOSED STORAGE	2,400 SF

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT	25'-0"	263'-10"
SIDE	3'-0"	80'-4"
REAR	10'-0"	46'-9 1/2"
HEIGHT LIMIT	50'-0"	

PARKING

	REQUIRED	PROVIDED
WAREHOUSE (5,000 SF) 1.7 SP/ 1,000 GSF	9 SP	9 SP
MINI-WAREHOUSE (650 UNITS) 1 SP/ 10 STORAGE UNITS	65 SP	65 SP
RETAIL (4,500 SF) 3.5 SP/ 1,000 GSF	16 SP	42 SP
TOTAL PARKING	90 SP	116 SP

REVISIONS:

NO.	DATE	INITIALS	NOTES
0	12/10/14	zi	Special Exception Application submitted
1			
2			
3			
4			
5			
6			

PROFESSIONAL SEAL:
 PRELIMINARY DOCUMENTS,
 NOT FOR CONSTRUCTION,
 FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY

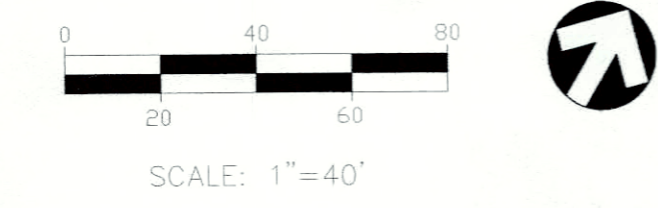
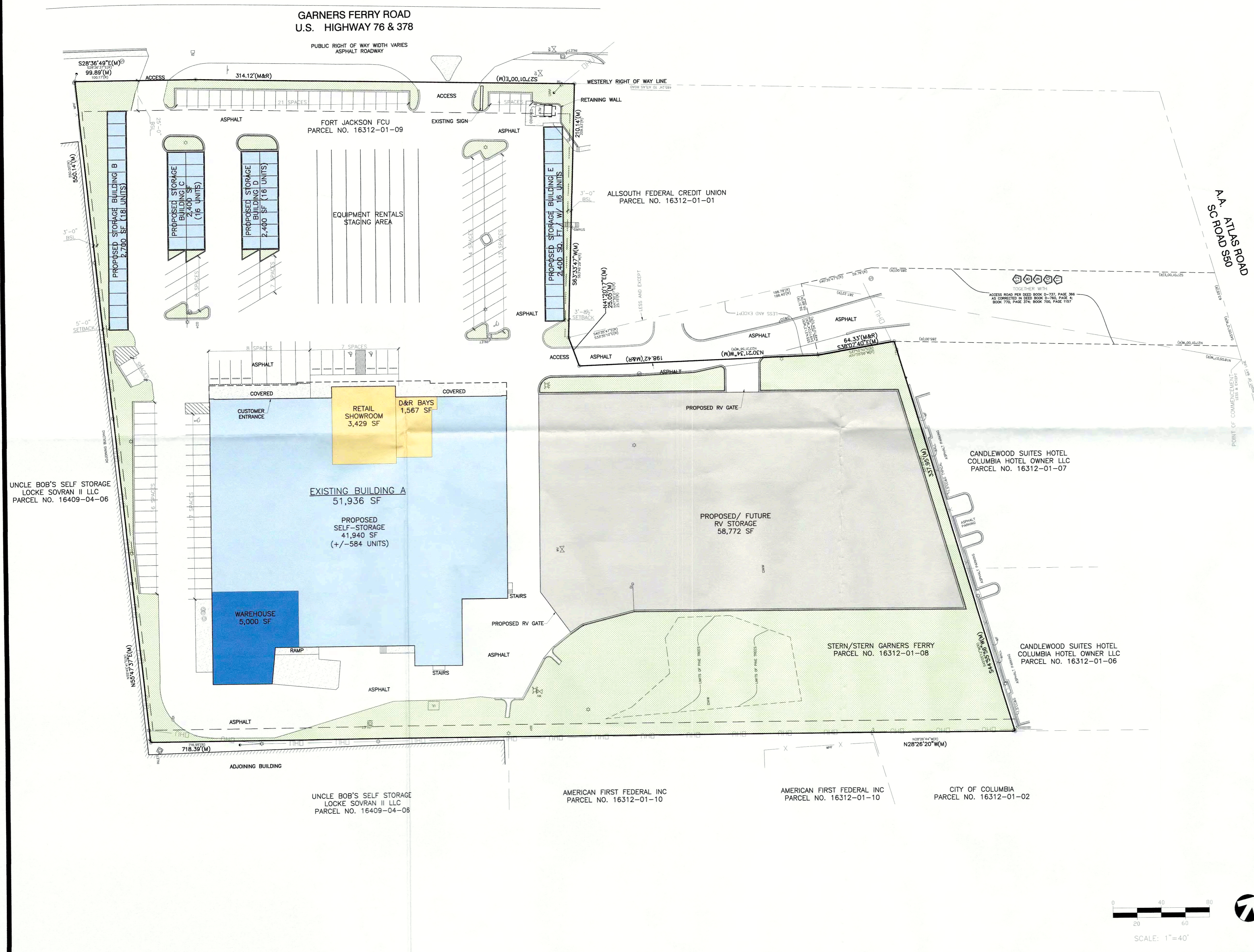
CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502
 F: (602) 277-1026

SITE ADDRESS:
 PROPOSED UHAUL CENTER
 7451 GARNERS FERRY RD
 COLUMBIA, SC 29209

SHEET CONTENTS:
 CONCEPTUAL
 SITE PLAN

888004

DRAWN: AB
 CHECKED: DP/ZL
 DATE: 12/09/14
SP-1





Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E #183
Akron, OH 44312
866.290.8121
www.amnational.net

Project

NAME
7451 GARNERS FERRY ROAD
COLUMBIA, SC 29202

ALTA/ACSM Land Title Survey

TO: AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION; COMMONWEALTH LAND TITLE COMPANY;
U-HAUL CO. OF SOUTH CAROLINA; AND AMERICAN NATIONAL, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13, 14, 16, 17, 18, 19, AND 20(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/04/14. DATE OF PLAT OR MAP: 10/09/14.

REGISTERED SURVEYOR: FULTON V. CLINKSCALES, JR. DATE
PROFESSIONAL LAND SURVEYOR NO.: 5767
STATE OF SOUTH CAROLINA
NETWORK REFERENCE #20140682-1

PREPARED BY:
REPUBLIC NATIONAL
LAND SURVEYORS
480 NEEDLES TRAIL
LONDONDERRY, FLORIDA 32779
PH: (407) 962-6200 FAX: (407) 962-6229

SURVEYED BY:
FREELAND - CLINKSCALES
& ASSOCIATES, INC. of NC
Engineers * Land Surveyors

Legal Description

LYING AND BEING IN RICHLAND COUNTY, SOUTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATE LYING AND BEING IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA CONTAINING APPROXIMATELY 7.234 ACRES AS SHOWN ON A PLAT PREPARED FOR C.D. SEXTON BY B.P. BARBER & ASSOCIATES, INC. DATED JULY 31, 1985 RECORDED IN THE R.M.C. OFFICE FOR RICHLAND COUNTY IN PLAT BOOK 50 AT PAGE 4982.

BEGINNING AT AN IRON LOCATED AT THE SOUTH-EASTERMOST CORNER OF THE PROPERTY AT THE WESTERN EDGE OF THE RIGHT-OF-WAY OF GARNERS FERRY ROAD, WHICH IS APPROXIMATELY 485.24 FEET NORTH OF THE INTERSECTION OF THE RIGHTS-OF-WAY OF ATLAS ROAD (S.C. ROAD 550) AND GARNERS FERRY ROAD (U.S. HIGHWAY 76 & 378); THENCE RUNNING S 63° 46' 29" W FOR A DISTANCE OF 209.93 FEET TO AN IRON; THENCE CORNERING AND RUNNING S 40° 35' 47" E FOR A DISTANCE OF 198.76 FEET TO AN IRON; THENCE CORNERING AND RUNNING S 49° 10' 04" W FOR A DISTANCE OF 59.88 FEET TO AN IRON; THENCE CORNERING AND RUNNING S 37° 55' 50" E FOR A DISTANCE OF 64.33 FEET TO AN IRON; THENCE CORNERING AND RUNNING S 45° 05' 12" W FOR A DISTANCE OF 337.69 FEET TO AN IRON; THENCE CORNERING AND RUNNING N 28° 28' 44" W FOR A DISTANCE OF 716.95 FEET TO AN IRON; THENCE CORNERING AND RUNNING N 55° 45' 41" E FOR A DISTANCE OF 550.00 FEET TO AN IRON; THENCE CORNERING AND RUNNING S 28° 36' 37" E ALONG THE RIGHT-OF-WAY OF GARNERS FERRY ROAD FOR A DISTANCE OF 100.17 FEET TO AN IRON; THENCE TURNING AND RUNNING S 27° 01' 00" E ALONG THE AFORESAID RIGHT-OF-WAY FOR A DISTANCE OF 314.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN PARCEL DESIGNATED AS "ACCESS ROAD" ON THE PLAT AFOREMENTIONED, INCLUDING WITHOUT LIMITATION THE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RESERVED BY THE GRANTOR IN THAT CERTAIN DEED FROM ROBERT A. DEDAN TO FORT JACKSON FEDERAL CREDIT UNION DATED APRIL 11, 1985, AND RECORDED APRIL 16, 1985 IN DEED BOOK D-737, AT PAGE 368, AND CORRECTIVE DEED RECORDED SEPTEMBER 24, 1985, IN DEED BOOK D-780 AT PAGE 4 IN THE OFFICE OF THE R.M.C. FOR RICHLAND COUNTY AND THE RIGHT TO ENFORCE ALL OBLIGATIONS IMPOSED UPON FORT JACKSON FEDERAL CREDIT UNION TO CONSTRUCT A ROADWAY ACROSS SAID PARCEL AS MORE FULLY SET FORTH IN THE AFORESAID DEEDS.

TOGETHER WITH ALL OF THE GRANTOR'S RIGHTS, TITLES AND INTERESTS IN AND TO THAT CERTAIN UTILITY EASEMENT AND RIGHT-OF-WAY AGREEMENT BETWEEN C.D. SEXTON AND FORT JACKSON FEDERAL CREDIT UNION, DATED NOVEMBER 26, 1985, AND RECORDED DECEMBER 4, 1985 IN CONVEYANCES FOR RICHLAND COUNTY, AND IN AND TO THAT CERTAIN UNRECORDED AGREEMENT BETWEEN FORT JACKSON FEDERAL CREDIT UNION AND C.D. SEXTON DATED NOVEMBER 26, 1985.

LESS AND EXCEPT:

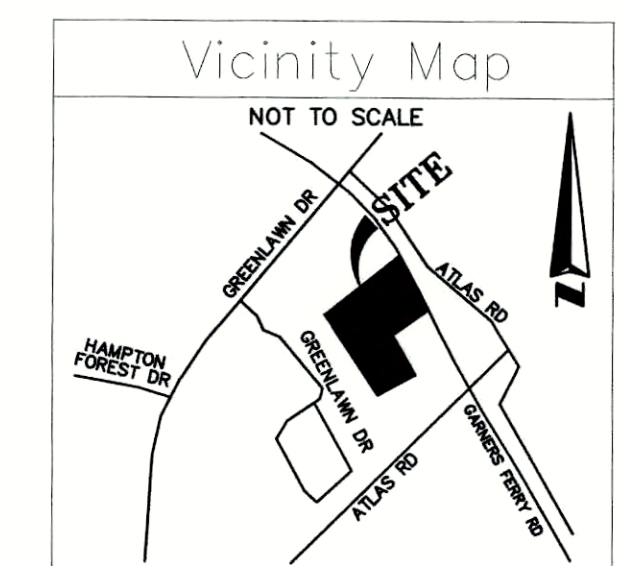
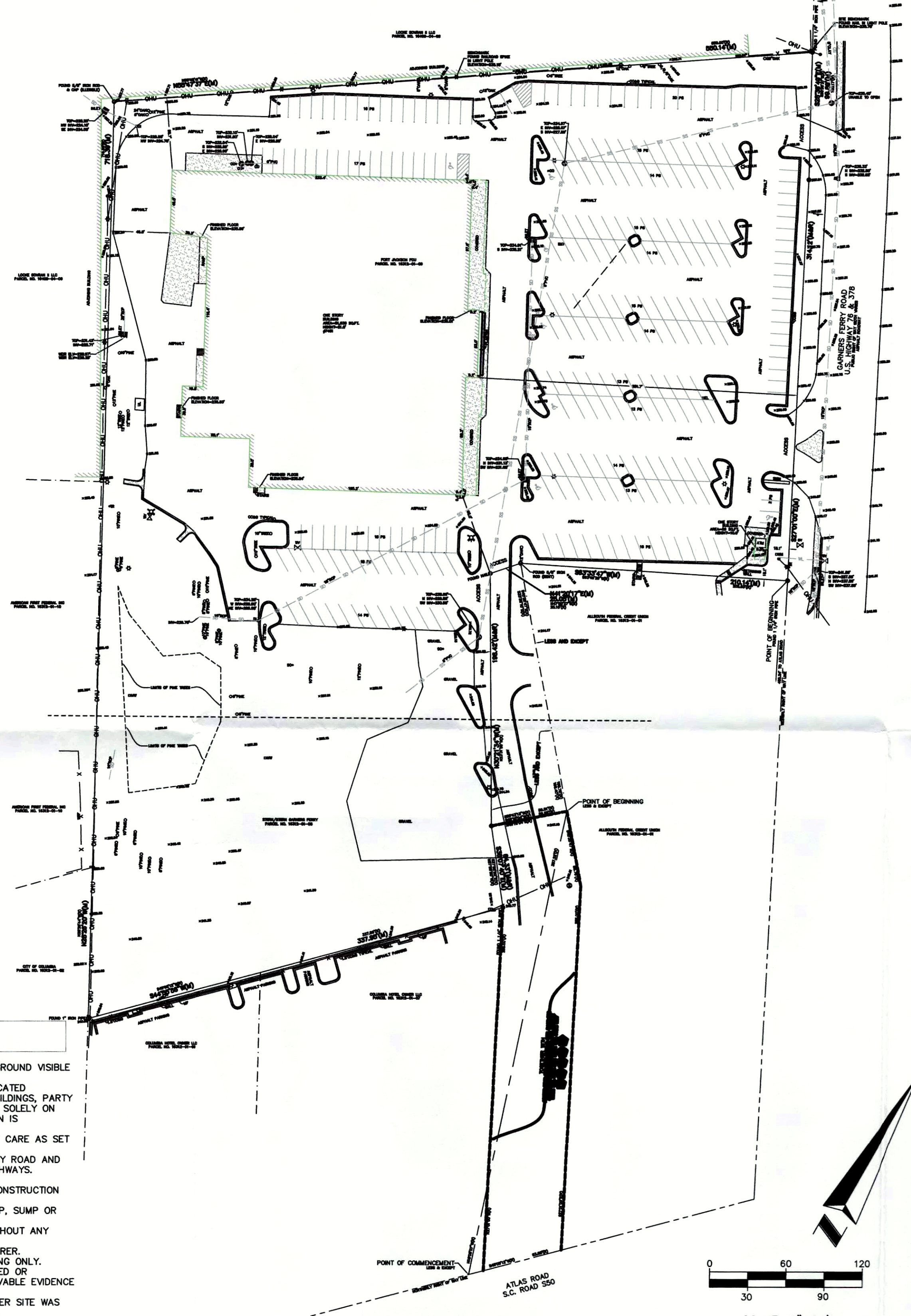
ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA, CONTAINING APPROXIMATELY 0.19 ACRES IN THAT CERTAIN SHOPPING CENTER KNOWN AS THE SHOPPES AT GARNERS FERRY AND BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN BOUNDARY PLAT PREPARED FOR FORT JACKSON FEDERAL CREDIT UNION BY JOEL NICHOLS OF CONSTRUCTION SUPPORT SERVICES DATED JULY 19, 2002 AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ATLAS ROAD AND THE ACCESS ROAD TO FORT JACKSON FEDERAL CREDIT UNION AND PROGLY WOODLY INC. A BEARING OF NORTH 18°05'07" WEST, FOR A DISTANCE OF 387.22 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A MAGNETIC NAIL WITH A ALUMINUM WASHER; THENCE SOUTH 55°43'13" WEST, A DISTANCE OF 59.51 FEET TO A 5/8" REBAR, BOUNDED ON THE EAST BY FORT JACKSON FEDERAL CREDIT UNION; THENCE NORTH 23°31'56" WEST, A DISTANCE OF 198.42 FEET TO A MAGNETIC NAIL WITH A ALUMINUM WASHER, BOUNDED ON THE SOUTH BY STEM & STEM GARNERS FERRY PROPERTIES, INC.; THENCE NORTH 47°50'27" EAST, A DISTANCE OF 25.15 FEET TO A 1/2" REBAR, BOUNDED ON THE WEST BY STEM & STEM GARNERS FERRY PROPERTIES INC.; THENCE SOUTH 33°35'10" EAST, A DISTANCE OF 198.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH UTILITY EASEMENT AND RIGHT OF WAY IS NOT SHOWN HEREON AS NO RECORDING INFORMATION PROVIDED.

FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 15-003-3E, which bears an effective date of 09/29/2010 and is not in a Special Flood Hazard Area.



- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) RECORDED IN BOOK D1148, PAGE 31 AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO. (AFFECTS, BLANKET IN NATURE)
- BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN PLAT BOOK 50, PAGE 4982 AND PLAT BOOK 54, PAGE 6794. (AFFECTS, NOTHING TO PLOT)
- EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF SOUTH CAROLINA ELECTRIC & GAS CO. RECORDED IN BOOK 15, PAGE 117 (UNABLE TO DETERMINE LOCATION OF EASEMENT FROM DOCUMENT) AND BOOK G, PAGE 255 (UNABLE TO DETERMINE LOCATION OF EASEMENT FROM DOCUMENT).
- EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CITY OF COLUMBIA RECORDED IN BOOK D1385, PAGE 174 (UNABLE TO PLOT, MENTIONED MAPS NOT PROVIDED); D1137, PAGE 707, RE-RECORDED IN BOOK 1142, PAGE 930 (UNABLE TO DETERMINE EASEMENT LOCATION FROM DOCUMENT); AND BOOK D1137, PAGE 710, RE-RECORDED IN BOOK 1142, PAGE 933 (UNABLE TO DETERMINE EASEMENT LOCATION FROM DOCUMENT).
- EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK DT, PAGE 319 AND BOOK BG, PAGE 468. (UNABLE TO DETERMINE AFFECTED AREA)
- UTILITY EASEMENT AND RIGHT-OF-WAY AGREEMENT RECORDED IN 770, PAGE 374. (AFFECTS AND BENEFITS, AS SHOWN AND BLANKET IN NATURE)
- DRIVEWAY CONSTRUCTION, EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN BOOK 700, PAGE 1157. (BENEFITS, AS SHOWN)
- RESERVATION OF EASEMENTS RECORDED IN BOOK D737, PAGE 366. (BENEFITS, AS SHOWN)
- RESERVATION OF EASEMENT RECORDED IN BOOK D760, PAGE 4. (BENEFITS, AS SHOWN)
- RESERVATION OF EASEMENT RECORDED IN BOOK D770, PAGE 566. (BENEFITS, AS SHOWN)

Title Commitment Information

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 14AVL46863, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2014.

Legend of Symbols & Abbreviations

SQ.FT.	SQUARE FEET	RCP	REINFORCED CONCRETE PIPE
CS	CONCRETE SURFACE	WP	WOOD PANEL FENCE
NP	NO PARKING AREA	CC&G	CONCRETE CURB & GUTTER
HP	HANDICAP PARKING SPACE	SO	WATER STUB OUT
PS	PARKING SPACE(S)	DI	DRAINAGE INLET
EL	ELECTRIC LID	GV	GAS VALVE
MW	MONITORING WELL	WV	WATER VALVE
WM	WATER METER	SM	STORM MANHOLE
MF	METAL FENCE	SMH	SANITARY MANHOLE
TR	TELEPHONE RISER	UP	UTILITY POLE
CO	CLEAN OUT	GA	GUY ANCHOR
UL	UTILITY LID	FL	FIRE LAMP
CC	CONCRETE CURB	HY	FIRE HYDRANT
R	RECORD	—	SIGN
M	MEASURED	—	OVERHEAD UTILITY LINE
IN	INVERT	—	WATER LINE
IR	SET 1/2" IRON ROD	—	UNDERGROUND STORM LINE
GM	GREASE MANHOLE	—	UNDERGROUND SANITARY LINE

General Notes

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO GARNERS FERRY ROAD AND INDIRECT ACCESS TO ATLAS ROAD, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- SURVEYOR DID NOT OBSERVE ANY WETLANDS AT TIME OF SURVEY, HOWEVER SITE WAS NOT VISITED BY ANY JURISDICTIONAL WETLAND OR ENVIRONMENTAL AGENCIES.
- ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION PER OPUS SOLUTION.

Encroachment Statement

NONE APPARENT

Parking Stalls	Land Area	Zoning Note	Bearing Basis
Regular Spaces: 277 Handicapped Spaces: 6 Total Parking Spaces: 283	307,138± Square Feet 7.05± Acres	None provided	BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF GARNERS FERRY ROAD BEING S27°01'00"E PER TITLE DESCRIPTION.

DATE	REVISION HISTORY	BY
10/13/14	CLIENT COMMENTS	BM