



LEXINGTON COUNTY COUNCIL

Zoning Map Amendment

PUBLIC HEARING

Zoning Map Amendment # M13-01

- Applicant: David Barber
- Property Owners: David & Sally Barber
- Location: 3506 Bush River Road
TMS# 003696-04-008

Requested Zoning District Classification change:

(C1) Neighborhood Commercial

To

(C2) General Commercial





COUNTY OF LEXINGTON, SOUTH CAROLINA

Community Development
 County Administration Building, 4th Floor
 212 South Lake Drive, Suite 401, Lexington, SC 29072
 (803)785-8121

ZONING MAP AMENDMENT APPLICATION # **M13-01**

Address and/or description of the property for which the amendment is requested:

3506 Bush River Road Columbia SC

Zoning Classifications: (Current) C1(Neighborhood Commercial) (Proposed) C2(General Commercial)

TMS#: 003696-04-008 Property Owner: David & Sally Barber

Reason for the request: C1 zoning classification does not allow for Food Services activity-See Attachment

Even though this request will be carefully reviewed and considered, the burden of proving the need for the amendment rests with the applicant.

Date of Application: 1/25/2013 Applicant: Property Owner Authorized Agent

Phone #(s): cell (803) 727- 2832 _____

Signature: signature on file Printed Name: David Barber

Street/Mailing Address: 506 Kettering Drive Columbia SC 29210

1/25/2013	Application Received	1/25/2013	Fee Received
2/21/2013	Newspaper Advertisement	2/21/2013	Property Posted
2/21/2013	Notices Mailed		Planning Commission

Planning Commission Recommendation: _____

2/12/13	First Reading	3/12/13	Public Hearing	Second Reading	Third Reading
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Results: _____

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Council District

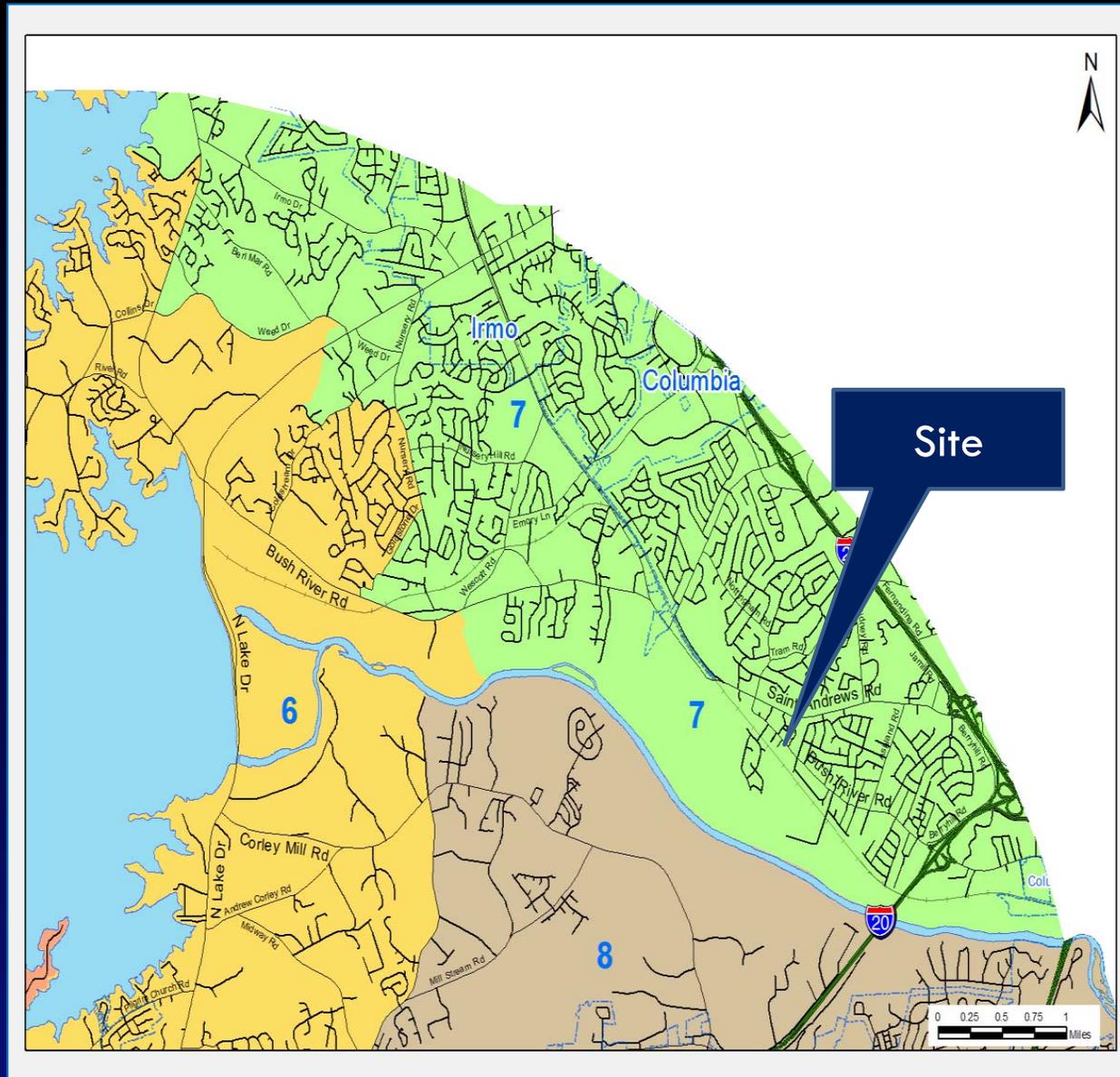
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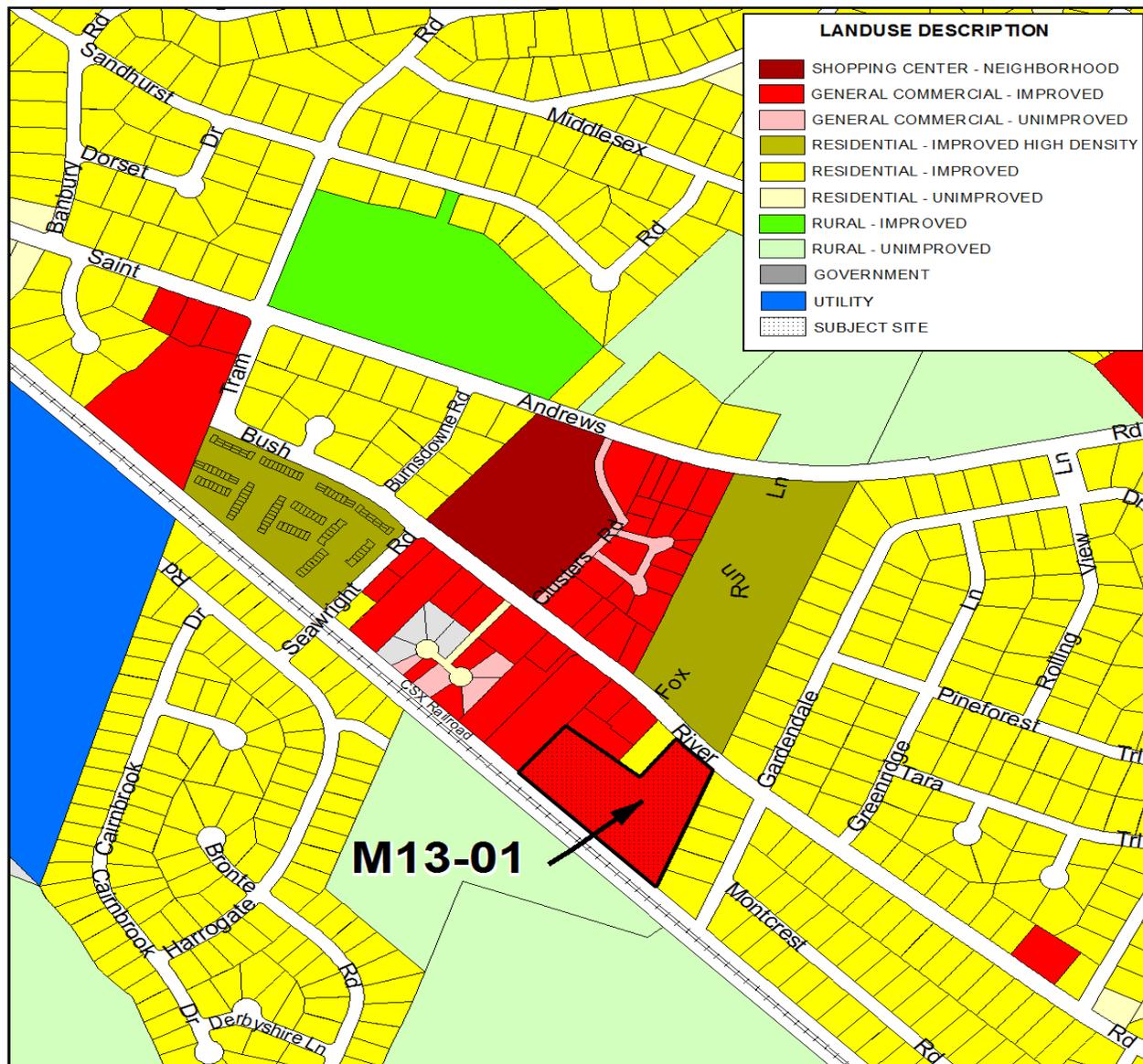
Represented by:

Brad Matthews

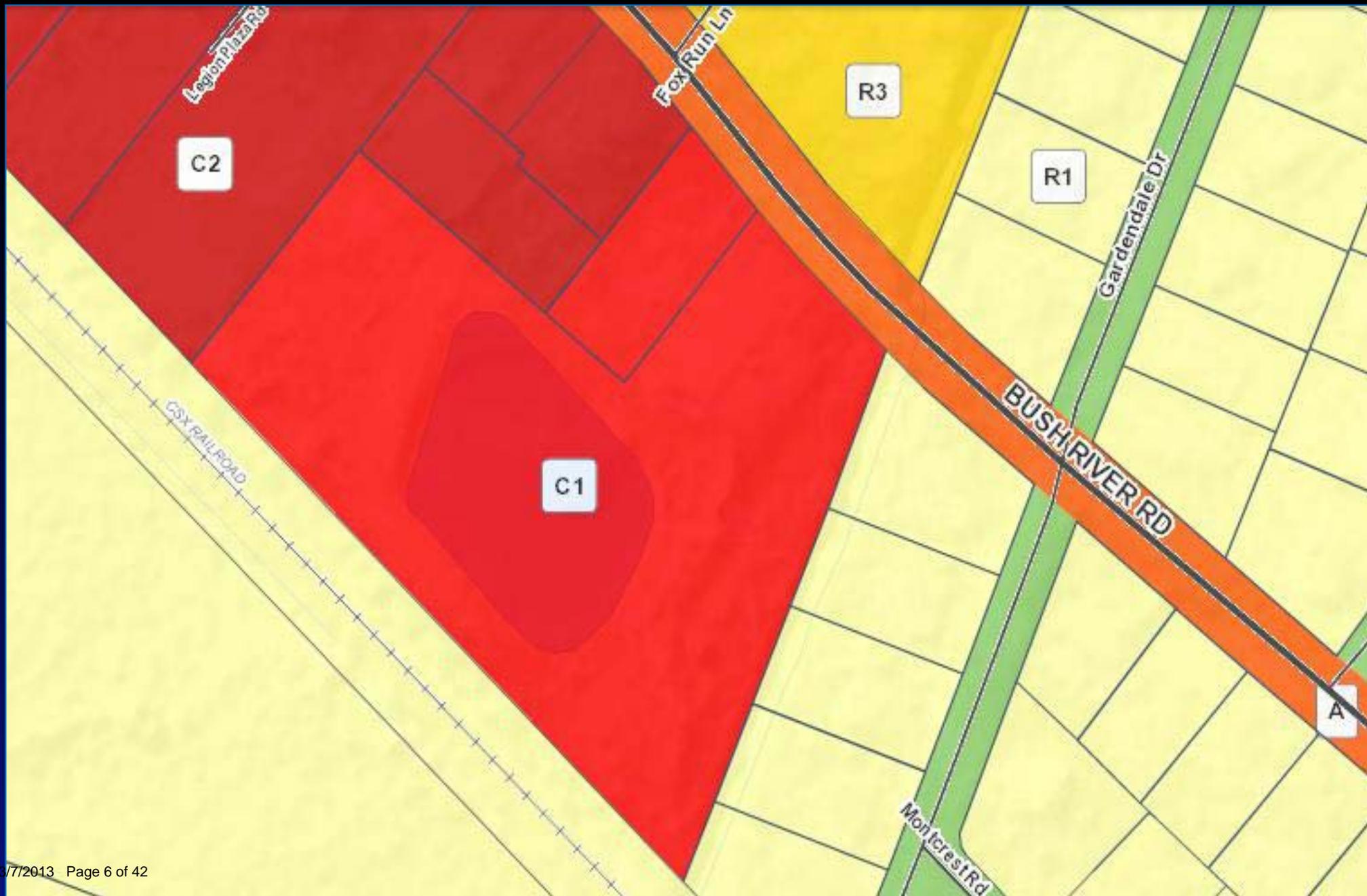
Seven Oaks
Dutch Fork
Planning Area
zoned in
1971/1974

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**Existing Landuse
Map Amendment # M13-01
TMS # 003696-04-008**





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R1	R2	R3	D	RA	RD	LC	C1	C2	ID	LR	ACTIVITIES
					✓	✓	✓	✓	✓	✓	Administrative Offices
					✓		✓	✓	✓	✓	Advertising Signs
				✓	✓	✓	✓	✓	✓	✓	Airports
			✓	✓	✓				✓	✓	Animal Operations
		✓		✓	✓		✓	✓	✓	✓	Boat Docks
					✓				✓	✓	Bus and Transit Terminals
					✓			✓	✓	✓	Business Services
	✓	✓	✓	✓	✓			✓	✓	✓	Cemeteries
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Child or Adult Day Care
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Churches
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Communication Towers (Limited)
					✓				✓	✓	Communication Towers (Extensive)
✓	✓	✓	✓	✓	✓			✓	✓	✓	Community Education
					✓			✓	✓	✓	Construction Services
			✓	✓	✓				✓	✓	Crops
					✓				✓	✓	Detention Centers
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Essential Services (Limited)
	✓	✓	✓	✓	✓			✓	✓	✓	Essential Services (Extensive)
3/7/2013	Page 8 of 42		✓	✓	✓			✓	✓	✓	Fancier's Kennel/Cattery
				✓	✓			✓	✓	✓	Food Services



					✓			✓	✓	✓	General Repair and Maintenance Services
					✓		✓	✓	✓	✓	General Retail (Limited)
					✓			✓	✓	✓	General Retail (Extensive)
✓###	✓###	✓###	✓###	✓	✓	✓	✓	✓	✓	✓	Golf Courses
✓#	✓#	✓#	✓#	✓	✓		✓	✓	✓	✓	Group Assembly (Limited)
				✓	✓			✓	✓	✓	Group Assembly (Intermediate)
					✓			✓	✓	✓	Group Assembly (Extensive)
		✓	✓	✓	✓	✓	✓	✓	✓	✓	Group Housing
					✓		✓	✓	✓	✓	Hospitals
			✓	✓	✓			✓	✓	✓	Kennels, Catteries, and Stables
75					✓				✓	✓	Landfills (Limited)
					✓				✓	✓	Landfills (Intermediate)
					✓				✓	✓	Landfills (Extensive)
					✓			✓	✓	✓	Manufacturing (Light Assembly)
					✓				✓	✓	Manufacturing (Limited)
					✓				✓	✓	Manufacturing (Intermediate)
					✓				✓	✓	Manufacturing (Extensive)
					✓			✓	✓	✓	Marinas
3/7/2013	Page 9 of 42				✓	✓	✓	✓	✓	✓	Medical Services
					✓				✓	✓	Military Installations



R1	R2	R3	D	RA	RD	LC	C1	C2	ID	LR	ACTIVITIES
			✓		✓			✓	✓	✓	Mining (Limited)
					✓				✓	✓	Mining (Intermediate)
					✓				✓	✓	Mining (Extensive)
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Mini-Parks
					✓			✓	✓	✓	Mini-Warehouses
	✓	✓	✓	✓	✓		✓	✓	✓	✓	Mobile Homes
		✓			✓			✓	✓	✓	Mobile Home Parks (Limited)*
		✓			✓			✓	✓	✓	Mobile Home Parks (Extensive)*
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Natural Reserves
76				✓	✓	✓	✓	✓	✓	✓	Non-Assembly Cultural
<input checked="" type="checkbox"/>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Nursing Homes
					✓		✓	✓	✓	✓	Personal Convenience Services
			✓	✓	✓	✓	✓	✓	✓	✓	Plant Nurseries
					✓				✓	✓	Power Plants
					✓	✓	✓	✓	✓	✓	Professional Services
					✓				✓	✓	Radioactive Materials Handling
					✓				✓	✓	Railroad
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					✓			✓	✓	✓	Research Services



✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Residential Detached
	✓	✓			✓	✓	✓	✓	✓	Residential Attached (2 dwelling units)
		✓			✓		✓	✓	✓	Residential Attached (3 or more dwelling units)
☑	☑	✓	☑	☑	✓	✓	✓	✓	✓	Retirement Centers/Assisted Living
					✓		✓	✓	✓	Salvage/Wrecking Yard
					✓		✓	✓	✓	Scrap Operations
					✓		✓	✓	✓	Business Parks
					✓		✓	✓	✓	Shopping Centers
					✓		✓	✓	✓	Industrial Parks
					✓		✓	✓	✓	Towing and Impoundment Lot
					✓		✓	✓	✓	Trade Enterprises
					✓		✓	✓	✓	Transient Habitation
77					✓		✓	✓	✓	Transport and Warehousing (Limited)
					✓		✓	✓	✓	Transport and Warehousing (Extensive)
					✓		✓	✓	✓	Transport Services
					✓		✓	✓	✓	Undertaking
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Utilities
					✓		✓	✓	✓	Vehicle Parking
					✓		✓	✓	✓	Vehicle Repair
					✓		✓	✓	✓	Vehicle Sales
					✓		✓	✓	✓	Vehicle Servicing (Limited)
					✓		✓	✓	✓	Vehicle Servicing (Extensive)
3/7/2013	Page 11 of 42			✓	✓		✓	✓	✓	Veterinarian Services
				✓	✓		✓	✓	✓	Zoos



TWIN PALMS PLANTATION

CULINARY GALLERIES

The galleries located at 3506 Bush River Rd in Lexington County, S.C. bring a new concept of culinary excellence to the area. This facility is housed in a nearly 5000 foot building and is being re-designed into two separate areas. The building is being repositioned and designed by one of Columbia's leading architectural firms McCleary & Snow, while all engineering updates are through Heritage Engineering. This work is being completed with the help and input of Executive Chef and co-owner of the galleries Gary Uwanawich.

The plan will provide the opportunity for the front portion of the building (approximately 2000 sq. ft.) to be used as Chef Gary's studio, gadget shop and bistro. This portion of the building will offer customers Chef Gary's private label food and beverages, all which will be pre-packaged. In addition, there will be a variety of meat and cheese selected by Chef Gary for the customer to sample and purchase. Chef Gary's line of foods include, but are not limited to, jams and jellies, coffee and tea, spices and rubs. This line will increase as time allows the Chef to blend and perfect new and exciting receipts for his following. Also offered will be a line of hard to find and newly created gadgets that assist the everyday household in the preparation of their meals. Products such as olive pitters, double-sided peanut butter and jelly spreaders avocado slicers and garlic peelers (just to name a few) will be available, in addition to a more traditional line of high quality products for the public.



There will be displays by South Carolina artist and craftsmen depicting the culinary artistry of the people of South Carolina, all of which will be available to the public for purchase. Some of the local talent will be on site to show how their work is created and for the public to enjoy.

Chef Gary will feature a coffee bar which will provide an opportunity for customers to sample his unique blends and other coffees from around the world. This area will also provide a sampling of pastries, cupcakes and signature desserts of his own creation and will be an exclusive distributor of Jo's Cheesecake, another local company. Additionally, customers will be able to enjoy one of Chef Gary's gourmet sandwiches while they enjoy browsing through the exhibits and gadgets. Some of the bakery goods and sandwiches will be available for local delivery at the lunch hour.

The most exciting area of this part of the building will feature Chef Gary's culinary studio. His local television show featured on WACH-TV on Sunday afternoon will be filmed at this location. Local residents will be able to join in as Chef Gary shows the average man how to become a gourmet chef. The show hosted by local TV personality Tyler Ryan and Chef Gary bring an interactive format where the audience becomes the chef.

Chef Gary will also host "theme based" classes such as bread making, pasta, canning low-fat cooking and other topics. These and other classes will be on a regular scheduled basis and be available to all who have an interest.

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The back part of the building will offer a dining experience unique to the Columbia area. Through Chef Gary's experience and our professional local advisors their design of the restaurant affords the public the opportunity to view the chef create gourmet dinners for their enjoyment. The facility affords a truly fantastic view of the patios and landscaped garden and pond of the property. These gardens and pond were originally created by the owner of the property David Barber. David formerly operated his photography studios at this location for many years and did a magnificent job in creating the backdrop for Chef Gary's newest restaurant REVINA'S.

REVINA'S will offer an ever changing menu, allowing people to enjoy various types of culinary taste and pleasures. In addition, the Chef brings an additional first to this area in offering the customer an opportunity to experience firsthand the joys of "ROK cooking." This method allows the customer to participate in the cooking of their meals and the pleasure of learning "how it is done."

REVINA'S will be available for private functions and receptions and offers one of the leading venues in the area for these types of functions. The use of the gardens and the scenic pond, fountains, waterfalls and waterwheel offer a dramatic setting for functions and everyday dining experience.

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Chef's Notes

Description of Use for 3506 Bush River Rd

A 5,000 sq. ft. building divided in to 3 salons; the front two salons are 1,000 sq. ft. and the back salon is 3,000 sq. ft.

Salon A

Culinary studio/retail shop

Demo kitchen

Classes on basic home cooking

Offering theme classes covering pasta, bread-making, canning, and low-fat cooking
Weekly television cooking show on WACH-FOX to be taped, "The Manmade Gourmet," geared toward teaching ordinary men the basics of cooking featuring a local business owner, city or county official, and men of service as guests.

Retail shop

Cooking gadgets, cooking apparel, cookwear, books, art

Salon B

Cafe deli/bakery gourmet shop

Counter service/take-out

Specialty meats

Sandwiches

Wraps

Salads

Baked goods

Local gourmet items for retail: spices, jams, jellies, and signature items by Chef Gary

Salon C

Full Service upscale restaurant with seasonal menus

Signature steaks

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Culinary Studio, Gadgets and Bistro

Demo kitchen

Classes on basic home cooking

Classes covering themes such as pasta, bread-making, canning, and low-fat cooking

Weekly television cooking show on WACH-FOX to be taped, "The Manmade Gourmet," geared toward teaching ordinary men the basics of cooking featuring a local business owner, city or county official, and men of service as guests.

Retail shop

Cooking gadgets

Olive pitter

Double sided Peanut Butter and Jelly Spreader

Pineapple corer

Veggie brush

Avocado slicer

Garlic peeler

Cutlery/utensils

Knife set

Chef knives

Steak knives

Boning knives

Carving sets

Cleaver

Japanese chef knives

Tongs

Spatulas



Kitchen accessories

Cutting boards
Pot holders
Oven mitts
Towels
Salt and pepper set
Pepper mills
Mixing bowls
Measuring cups and spoons
Small appliances

Chef apparel

Chef Gary logo apron (with an original recipe printed on it)
Chef coats
Chef hats
Chef pants
Aprons

Cook books/kitchen art

Cook books by local chefs, churches, and organizations
Kitchen art by local artists

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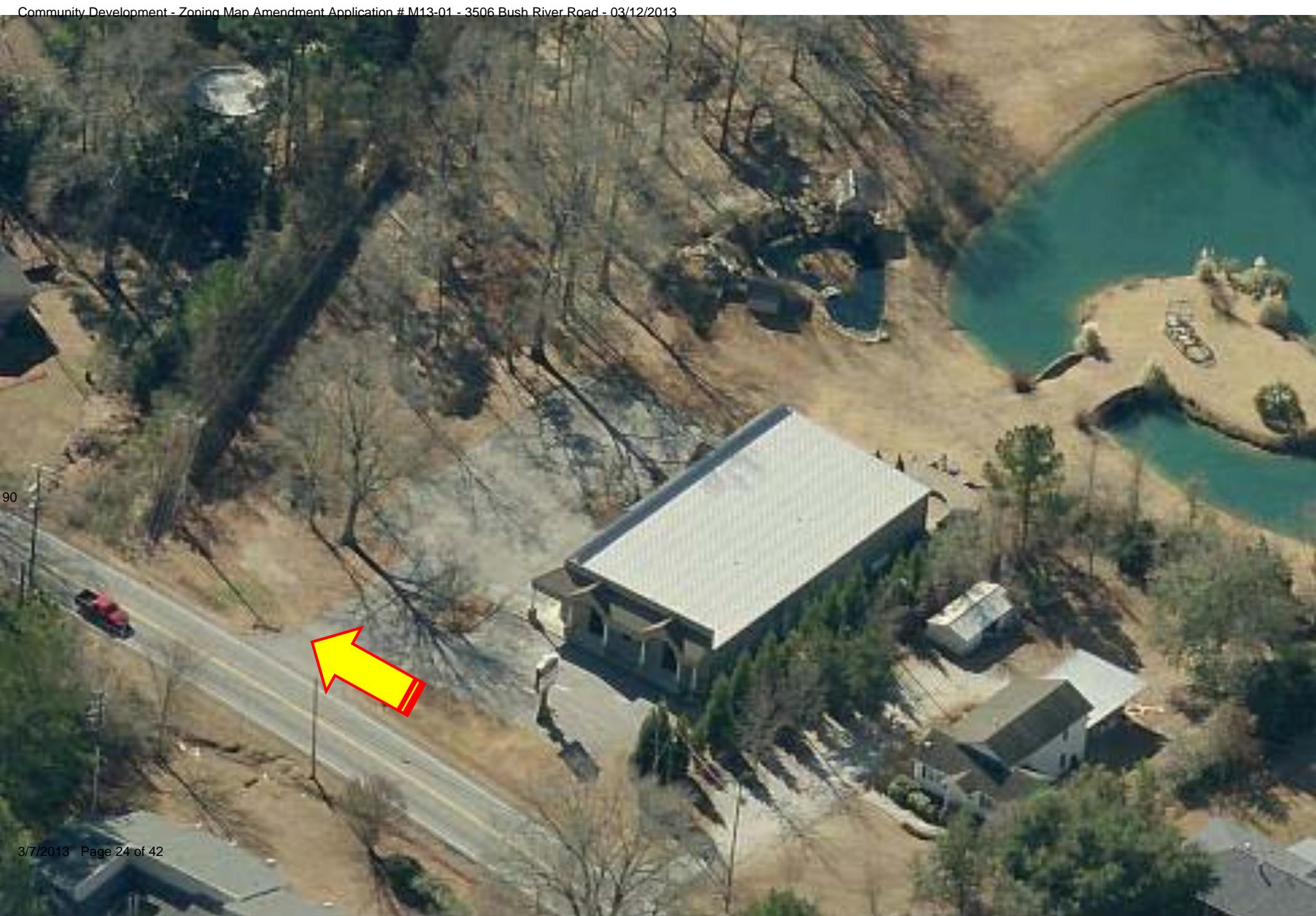
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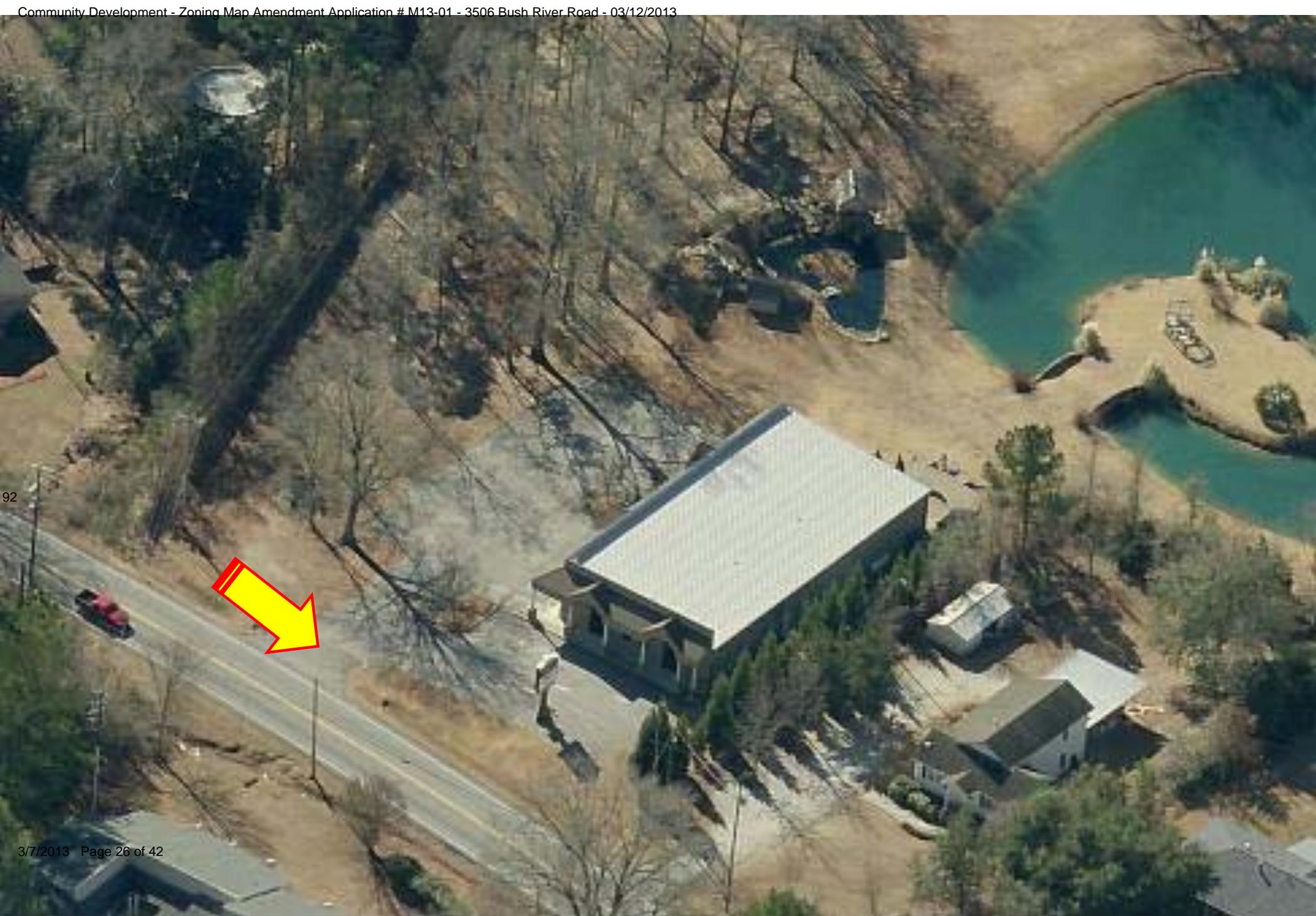
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Firewood for Sale
803-360-1888
5x8 = \$65 / 5x10 = \$75
Excludes Split & Processed Log Length Products

803-465-4887
Lithwick Construction Company
Commercial and Residential

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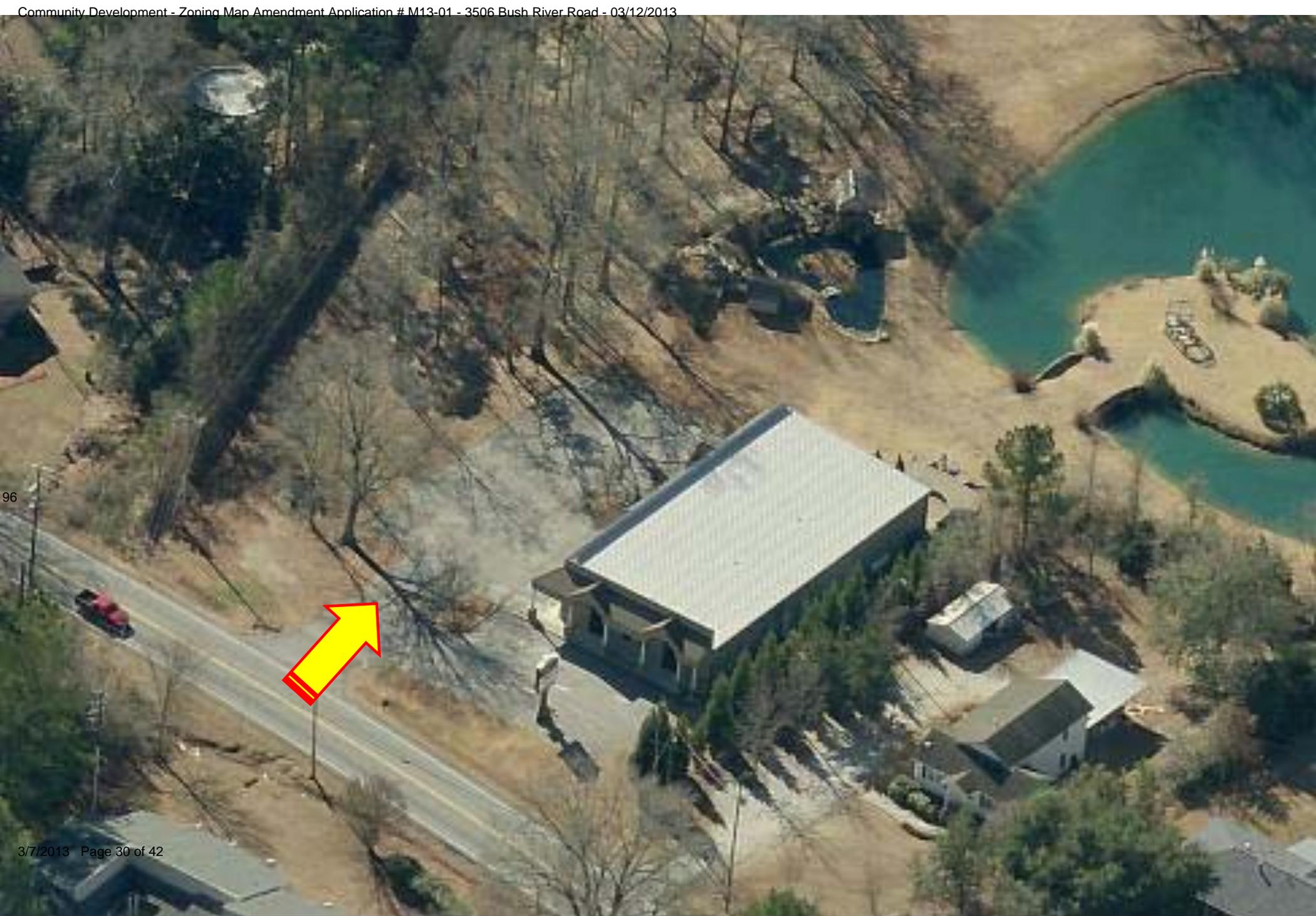




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LEXINGTON COUNTY COUNCIL

Zoning Map Amendment

PUBLIC HEARING