
CITY OF COLUMBIA BOARD OF ZONING APPEALS AGENDA

MARCH 10, 2015 - 10:00 AM
MAYOR'S CONFERENCE ROOM
1737 MAIN STREET, 2ND FLOOR
COLUMBIA, SOUTH CAROLINA

ERNEST W. CROMARTIE, III • PATRICK HUBBARD • CALHOUN McMEEKIN, III • PRESTON YOUNG
PATRICIA DURKIN • REGGIE McKNIGHT • CHUCK SALLEY

PRIOR TO ENTERING COUNCIL CHAMBERS, PLEASE TURN ALL ELECTRONIC DEVICES (CELL PHONES, PAGERS, ETC.) TO THE SILENT, VIBRATE, OR OFF POSITION.

I. CALL TO ORDER and DETERMINATION OF QUORUM

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

Approve [February 10, 2015 Minutes](#)

B. OLD BUSINESS

None.

C. NEW BUSINESS

1. [15-014-V](#) Dist. 4 **116 Gills Crossing Road (TMS# 22715-01-57)** Variance to the height requirements of the RS-1 district (Fremont Nelson, Prestige Construction Group, LLC) (RS-1)
2. [15-020-SE](#) Dist. 2 **1401-1447 Hampton Street, 1519 Bull Street, 1404 through 1436 Taylor Street, and 1514 Marion Street (TMS# 11402-03-02 through -06 and 11402-03-08 through -11)** Special Exception to permit shared parking (Will Yandell, Heritage Land & Development, LLC) (C-4, -DD)

III. REGULAR AGENDA

A. OLD BUSINESS

None.

B. NEW BUSINESS

3. [15-012-V](#) Dist. 2 **1601-1615 Gervais Street and 1220 Henderson Street (TMS# 11401-06-02, 11401-06-05, and 11402-10-01)** Variance to the parking requirements for a hotel (Gervais Street Hotel LLC) (C-4, C-4, -DD, and C-3)
4. [15-015-SE](#) Dist. 2 **405-407 South Assembly Street (TMS# 11204-04-01)** Special Exception to establish a towing service (Jim Havird, Havird Tire Company) (M-1, -FP)
5. [15-016-SE](#) Dist. 2 **1512 aka 1516 Heidt Street (TMS# 11411-01-03)** Special Exception to allow extended time to reestablish a nonconforming use (towing service) in a design preservation district (Daryl Elgin, Elgins of Columbia, Inc.) (C-3, -DP)
6. [15-017-SE](#) Dist. 1 **4900 Main Street (TMS# 11604-15-01)** Special Exception to establish a convenience store (Gitaben Ahir) (MX-1, -NC)

- 7. [15-018-SE](#) Dist. 2 **2414 Two Notch Road (TMS# 11511-10-01)** Special Exception to allow limited outdoor display of used merchandise (Nelson Smith, A-1 Appliance) (C-3)
- 8. [15-021-AA](#) Dist. 2 **2024 Main Street (TMS# 09016-11-06)** Appeal of the Zoning Administrator's determination regarding a changeable copy advertising (billboard) sign (Jay Bender, attorney, Christ Central Ministries) (C-4, -DD)
Deferred at Request of Applicant
- 9. [15-022-V](#) Dist. 2 **2053 Two Notch Road (TMS# 11509-01-04)** Variance to the front yard setback requirements to construct a fuel station canopy (Zaher Mohammed, Stop N'Save, Inc.) (C-3)
- 10. [15-023-SE](#) Dist. 4 **198 Newland Road (TMS# 25600-03-21)** Special Exception to expand a towing service (Chris Schroeder, Schroeders Towing) (M-1)

IV. OTHER BUSINESS

Election of Board officers

V. ADJOURNMENT

Note: City Council Representation

DIST. 1	SAM DAVIS	AT-LARGE	TAMEIKA ISAAC DEVINE
DIST. 2	BRIAN DEQUINCEY NEWMAN	AT-LARGE	CAMERON RUNYON
DIST. 3	MOE BADDOURAH	MAYOR	STEVE BENJAMIN
DIST. 4	LEONA K. PLAUGH		

CONSENT AGENDA

The Board of Zoning Appeals uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Board or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Board then approves the remaining consent agenda items. If an item is removed from the consent agenda, that item will be heard after old business on the regular agenda.

MEETING FORMAT

Applicants with requests before the Board of Zoning Appeals are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Board of Zoning Appeals or staff regarding requests. Zoning staff may make a 10 minute presentation.

Any member of the general public may address the Board in intervals of 3 minutes; or 5 minutes if by a spokesperson for an established body or for a group of three or more. The applicant will then have 5 minutes for rebuttal.

The Board reserves the right to amend these procedures on a case-by-case basis.

ORDERS OF THE BOARD

In accordance with S.C. Code §6-29-800 and §17-113(b) of the City of Columbia Zoning Ordinance all final decisions and orders of the board shall be in writing and permanently filed in the office of the board as a public record. All findings of fact and conclusions of law shall be separately stated in final decisions or orders of the board which must be delivered by certified mail to parties of interest. Generally, final decisions of the board are mailed to the applicant and parties of interest prior the following board meeting.