
CITY OF COLUMBIA BOARD OF ZONING APPEALS AGENDA

JUNE 14, 2016 - 10:00 AM
CITY COUNCIL CHAMBERS
1737 MAIN STREET, 3rd FLOOR
COLUMBIA, SOUTH CAROLINA

CHUCK SALLEY • PATRICK HUBBARD • CALHOUN McMEEKIN, III • PRESTON YOUNG
REGGIE MCKNIGHT • TYLER GREGG • REGINA E. WILLIAMS

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

1. Approve [May 10, 2016 Minutes](#)

B. OLD BUSINESS

None.

C. NEW BUSINESS

2. [16-018-SE](#) Dist. 2 **1911 and 1929 Gervais Street; 1922 Lady Street (TMS# 11406-14-07, -12, -15 through -19, -26)** Special Exception to expand a religious organization (Mirza Baig, Islamic Center of Columbia) (RG-3 and C-3)

III. REGULAR AGENDA

A. OLD BUSINESS

3. **16-006-SE** Dist. 3 **120 Atlas Court (TMS# 16306-07-06)** Rehearing of Special Exception to establish a recycling center (Kevin Bailey, Pratt Recycling, Inc.) (M-2)
Deferred until 7/12/16

B. NEW BUSINESS

4. [16-019-SE](#) Dist. 3 **2000 Rosewood Drive (TMS# 11309-13-01)** Special Exception to establish a liquor store (Gurminder Singh, Cayce Investments, LLC) (C-3)
5. [16-020-SE](#) Dist. 3 **7609 Garners Ferry Road (TMS# 16315-03-03)** Special Exception to establish a liquor store (Gurminder Singh, Cayce Investments, LLC) (C-3)
6. [16-021-SE](#) Dist. 3 **7609 Garners Ferry Road (TMS# 16315-03-03)** Special Exception to establish a convenience store (Gurminder Singh, Cayce Investments, LLC) (C-3)
7. [16-022-SE](#) Dist. 2 **1433 Gregg Street and 1827 Hampton Street (TMS# 11406-01-05 and 11403-10-11)** Special Exception to allow leased remote parking for individual and family social services (Julie Ann Avin, MIRCI) (C-1)

8. [16-023-SE](#) Dist. 2 **1813 Washington Street (TMS# 11406-01-10)** Special Exception to establish a residential care facility (Julie Ann Avin, MIRCI) (C-1)
9. [16-024-V](#) Dist. 3 **1210 Atlas Road (TMS# 16306-07-02)** Variance to the vehicular surface area interior landscaping requirements (The Underbrush Company d/b/a Advantage Self Storage) (M-1)
Deferred until 7/12/16
10. [16-025-V](#) Dist. 3 **1210 Atlas Road (TMS# 16306-07-02)** Variance to the required density factor for the site (DFS) for tree coverage (The Underbrush Company d/b/a Advantage Self Storage) (M-1)
Deferred until 7/12/16
11. [16-026-SE](#) Dist. 3 **7609 Garners Ferry Road (TMS# 16315-03-03)** Special Exception to establish a gasoline service station (Gurminder Singh, Cayce Investments, LLC) (C-3)

IV. OTHER BUSINESS

V. ADJOURNMENT

Note: City Council Representation

DIST. 1	SAM DAVIS	AT-LARGE	TAMEIKA ISAAC DEVINE
DIST. 2	EDWARD MCDOWELL, JR.	AT-LARGE	HOWARD DUVALL, JR.
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 to the following board meeting.