
CITY OF COLUMBIA

BOARD OF ZONING APPEALS AGENDA

JULY 12, 2016 - 10:00 AM
MAYOR'S CONFERENCE ROOM
1737 MAIN STREET, 2nd 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 [June 14, 2016 Minutes](#)

B. OLD BUSINESS

None.

C. NEW BUSINESS

2. [16-027-SE](#) Dist. 1 **517 Winmet Drive (TMS# 11702-02-32)** Special Exception to expand a religious organization (Chaudhry Sadiq, Minhaj UI-Quran) (RG-1)
3. [16-029-V](#) Dist. 4 **1940 Old Neck Road (TMS# 16603-03-17)** Variance to the height requirements to construct a single family residence (Harris Cohn, Cohn Construction Services, LLC) (RS-1, -FP)
4. [16-030-V](#) Dist. 3 **1714 Enoree Avenue (TMS# 11306-07-12)** Variance to the maximum lot coverage requirements to construct an addition to a single family residence (1x1 Design, Inc.) (RS-3, -DP)

III. REGULAR AGENDA

A. OLD BUSINESS

5. [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)
6. [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 8/9/16
7. [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 8/9/16

B. NEW BUSINESS

- 8. [16-028-V](#) Dist. 2 **715 Gervais Street (TMS# 08912-07-07)** Variance to the parking requirements to expand a restaurant (Tim Hance, AIA) (M-1, -DD, -DP)
- 9. [16-031-SE](#) Dist. 3 **1829 Senate Street (TMS# 11482-01-01 through 11482-19-04)** Special Exception to establish a rooftop wireless communications facility (Scott Brantley, Tower Engineering Professionals) (RG-3)
- 10. [16-032-SE](#) Dist. 2 **1110 Washington Street (TMS# 09013-05-18)** Special Exception to establish a liquor store (Julie Ann Narang, Low Spirit Solutions, LLC) (C-5, -DD)
- 11. [16-033-V](#) Dist. 2 **1401 through 1413 Assembly Street and 1011 through 1019 Washington Street (TMS# 09013-03-06 through -13 and 09013-03-01(p))** Variance to the parking requirements for a multifamily building (CRG Acquisitions LLC) (C-4, -DD)
- 12. [16-034-V](#) Dist. 3 **3200 Duncan Street (TMS# 13802-03-18)** Variance to the front yard setback requirements to construct a single family residence (Celtic Works Inc.) (RG-1, -CC1)

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 DUVAL, 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.

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