
CITY OF COLUMBIA

BOARD OF ZONING APPEALS AGENDA

AUGUST 8, 2017 - 10:00 AM
CITY COUNCIL CHAMBERS
1737 MAIN STREET, 3rd FLOOR
COLUMBIA, SOUTH CAROLINA

CHUCK SALLEY • CALHOUN McMEEKIN, III • REGGIE MCKNIGHT • TYLER GREGG
• GENE L. DINKINS, JR. • APRIL D. JONES

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 [July 11, 2017 Minutes](#)

B. OLD BUSINESS

None

C. NEW BUSINESS

2. [2017-0058-SE](#) Dist. 3 **420 Howard Street (TMS# 11313-20-16)** Special exception to expand campus of an elementary school and day care facility (Karen Kuse, The Montessori School of Columbia) (RS-3)
3. [2017-0059-SE](#) Dist. 1 **4498/5500 Broad River Road (TMS# 06300-01-01)** Special exception to construct a 180' monopole Wireless Communication Facility (Cell Tower) (Baker, Donelson, Bearman, Caldwell & Berkowitz, PC on behalf of Cellco Partnership D/B/A Verizon Wireless) (C-1)

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

4. [2017-0060-V](#) Dist. 2 **3800 West Avenue (TMS# 11601-24-01-06, 11601-25-01-06, 09213-04-14, 09213-08-01 – 10)** Variance to parking requirements for a multifamily development (Columbia Housing Authority Development, Inc.) (RG-2)
5. **2017-0061-V** Dist. 2 **3800 West Avenue (TMS# 11601-24-01-06, 11601-25-01-06, 09213-04-14, 09213-08-01 – 10)** Variance to height requirement to erect multifamily development (Columbia Housing Authority Development, Inc.) (RG-2)
WITHDRAWN BY APPLICANT

- 6. [2017-0062-V](#) Dist. 2 **1500/1505 Garden Plaza (Formerly Gonzalez Gardens) (TMS# 11411-04-01, 11411-05-01, et al)** Variance to parking requirements for a multifamily development (Columbia Housing Authority Development, Inc.) (RG-2)
- 7. [2017-0063-V](#) Dist. 2 **1500/1505 Garden Plaza (Formerly Gonzalez Gardens) (TMS# 11411-04-01, 11411-05-01, et al)** Variance to height requirement for a proposed multifamily development (Columbia Housing Authority Development, Inc.) (RG-2)
- 8. [2017-0064-SE](#) Dist. 2 **1237 Washington Street (TMS# 09014-08-21)** Special exception to establish a liquor store (Julia and Sonny Narang, Low Spirit Solutions, LLC) (C-5, -DD)

IV. OTHER BUSINESS

NONE

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	DANIEL RICKENMANN		

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.

www.columbiasc.net/planning-development