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**CITY OF COLUMBIA**  
**BOARD OF ZONING APPEALS AGENDA**

SEPTEMBER 12, 2017 - 10:00 AM  
CITY COUNCIL CHAMBERS  
1737 MAIN STREET, 3<sup>rd</sup> FLOOR  
COLUMBIA, SOUTH CAROLINA

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

**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. EXECUTIVE SESSION**

1. The receipt of legal advice related to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2).  
\*1237 Washington Street

**III. CONSENT AGENDA**

**A. APPROVAL OF MINUTES**

2. Approve [August 8, 2017 Minutes](#)

**B. OLD BUSINESS**

None

**C. NEW BUSINESS**

3. [2017-0068-SE](#) Dist. 4 **5480 Forest Drive (TMS# 16710-02-01)** Special exception to establish a drive-through facility for a restaurant (Walker Hoge, Integrity Engineering & Development Services, Inc.) (C-3, -FTJAX)
4. [2017-0070-SE](#) Dist. 2 **2513 Gervais Street (TMS#11411-10-08)** Special exception to establish a covered enclosure for growing food crops (Jacqueline Williams, City of Columbia Parks and Recreation Department) (C-1)

**IV. REGULAR AGENDA**

**A. OLD BUSINESS**

5. [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)

**B. NEW BUSINESS**

6. [2017-0065-SE](#) Dist. 2 **2330 Two Notch Road (TMS#11510-04-10)** Special exception to establish an automotive service facility (Tire Kings, LLC) (C-3)

- 7. [2017-0066-V](#)      **Dist. 3**      **Intersection of Canterbury Road and Devonshire Drive (TMS# 11415-04-08)** Variance to front yard setback requirement to construct a single-family residence(John and Amanda McLean) (RS-1)
- 8. [2017-0067-V](#)      **Dist. 2**      **2321 Marshall Street (TMS# 11504-20-06)** Variance to front yard fence height requirements (Larry Rumph) (C-3)
- 9. [2017-0069-V](#)      **Dist. 2**      **2314 Pinehurst (3005 and 3007 School House Road)(TMS#11514-12-17, 18, & 22)** Variance to parking requirements for a proposed senior living development (TN Development Corporation, Brownstone Construction Group) (RG-2)

**V. OTHER BUSINESS**

NONE

**VI. ADJOURNMENT**

**Note: City Council Representation**

<b>DIST. 1</b>	<b>SAM DAVIS</b>	<b>AT-LARGE</b>	<b>TAMEIKA ISAAC DEVINE</b>
<b>DIST. 2</b>	<b>EDWARD MCDOWELL, JR.</b>	<b>AT-LARGE</b>	<b>HOWARD DUVALL, JR.</b>
<b>DIST. 3</b>	<b>MOE BADDOURAH</b>	<b>MAYOR</b>	<b>STEVE BENJAMIN</b>
<b>DIST. 4</b>	<b>DANIEL RICKENMANN</b>		

**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](http://www.columbiasc.net/planning-development)