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

NOVEMBER 14, 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 • GENE L. DINKINS, JR.  
• APRIL D. BROWN • JOSH SPEED • MARCELLOUS PRIMUS

**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 [October 10, 2017 Minutes](#)

**B. OLD BUSINESS**

NONE

**C. NEW BUSINESS**

2. [2017-0091-V](#)      Dist. 3      **1015 Rosewood Drive (TMS# 11203-05-04)** Variance to fence height requirement(Andrew Rogerson, Garvin Design Group) (C-3)
3. [2017-0092-V](#)      Dist. 1      **Performance Parkway (TMS# P/O 14500-02-24)** Variance to parking requirement for warehouse/packaging use (Allan Speicher, The Ritedose Corporation) (M-1)
4. [2017-0093-V](#)      Dist. 3      **2519 Devine Street (TMS# 11316-15-10)** Variance to parking requirement for an office with a warehousing accessory use(Chris Carney, DCR Music) (C-2)
5. [2017-0099-V](#)      Dist. 3      **2700 Devine Street (TMS# 11316-12-01)** Variance to buffer transition yard requirement (Charlie Baker, Architectural Concepts, Inc.) (C-2, RG-2)

**III. REGULAR AGENDA**

**A. OLD BUSINESS**

6. [2017-0073-V](#)      Dist. 2      **1603/1605 Bull Street (TMS# 11402-01-04)** Variance to parking requirement for a proposed commercial use (Sam Fiorini, Metro Realty Group) (C-4, -DD)  
**WITHDRAWN**

**B. NEW BUSINESS**

7. [2017-0072-SE](#)      Dist. 3      **621/623 Saluda Ave. (TMS# 11308-11-08)** Special exception to establish a parking lot in a residential district (Scott Lambert, Lambert Architecture and Construction Services) (RG-2, -DP)  
**DEFERRED TO  
DECEMBER**

- 8. **2017-0074-SE DEFERRED BY APPLICANT**      **Dist. 1 3611 Marsteller Street (TMS# 09213-05-04)** Special exception to establish a residential care facility (Julian Swygert, Accu-Care Health Services) (RG-2)
- 9. [2017-0094-V](#)      **Dist. 3 2700 Devine Street (TMS# 11316-12-01)** Variance to parking requirement for retail use (Charlie Baker, Architectural Concepts, Inc.) (C-2, RG-2)
- 10. [2017-0095-SE](#)      **Dist. 3 2227/2229 Wheat Street (TMS# 11312-10-12)** Special exception to change to another nonconforming use (Phillip and Cheryl Lucas) (RS-2, -CC)
- 11. [2017-0096-SE](#)      **Dist. 1 3810 River Drive (TMS# 09103-05-04)** Special Exception to establish a convenience store (Pargan Dhillon, CK Acquisitions) (C-3)
- 12. [2017-0097-SE](#)      **Dist. 1 3810 River Drive (TMS# 09103-05-04)** Special Exception to establish a gasoline service station (Pargan Dhillon, CK Acquisitions) (C-3)

**IV. OTHER BUSINESS**

NONE

**V. 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.