
CITY OF COLUMBIA
BOARD OF ZONING APPEALS AGENDA

DECEMBER 12, 2017 - 10:00 AM
CITY COUNCIL CHAMBERS
1737 MAIN STREET, 3rd FLOOR
COLUMBIA, SOUTH CAROLINA

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 [November 14, 2017 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. [2017-0100-V](#) **2617 Devine Street (TMS# 11316-14-16)** Variance to the off street parking requirement in order to expand the kitchen (Jody Kreush, The Devine Cinnamon Roll Deli) (C-2)
3. [2017-0101-SE](#) **502 Beckman Road (TMS# 14400-01-01A)** Special exception to construct a 150' Wireless Communication Facility (Cell Tower) (Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC) (C-1)
4. [2017-0102-V](#) **310 South Edisto Avenue (TMS# 11309-08-25)** Variance to the side yard setbacks in order to build an addition (Rebecca and Richard Soderquist) (RG-1, -CC)
5. [2017-0104-V](#) **1231 Bluefield Drive (TMS# 07307-01-02)** Variance to the sign height requirement (Masstar Signs) (RS-2)
6. [2017-0105-SE](#) **4007 Farrow Road (TMS# 11606-08-10)** Special exception to continue use as an automotive repair shop (Chanelle Gordon, MMM Automotive) (C-3)
7. [2017-0107-V](#) **7450 Richard Street (TMS# 16305-02-07)** Variance to the street protective yard requirement (Tim Ashmen, Gray Construction Inc.) (M-2)
8. [2017-0108-V](#) **7450 Richard Street (TMS# 16305-02-07)** Variance to the vehicular surface area interior landscaping requirement (Tim Ashmen, Gray Construction Inc.) (M-2)

III. REGULAR AGENDA

A. OLD BUSINESS

9. 2017-0072-SE **621/623 Saluda Ave. (TMS# 11308-11-08)** Special exception to establish a parking lot (Lambert, Lambert Architecture and Construction) (M-2)

DEFERRED

B. NEW BUSINESS

- 10. [2017-0103-SE](#) **700 Harden Street (TMS# 11312-01-15)** Special exception to have a drive-through facility as part of a fast food restaurant (Back Forty Holdings, Jim Poston) (MX-1, -5PL)
- 11. [2017-0106-SE](#) **621 Whaley Street (TMS# 08913-13-05)** Special exception in order to expand existing building (K.G. Contracting) (M-1, -PD) **DEFERRED**
- 12. [2017-0112-SE](#) **2150, 2146, & 2144 Sumter Street (TMS# 09016-09-01)** Special exception to have an alternative parking surface (Frank Cason, Cason Development Group) (MX-1, -NC)
- 13. [2017-0113-V](#) **2150, 2146, & 2144 Sumter Street (TMS# 09016-09-01)** Variance to the buffer transition yard requirement (Frank Cason, Cason Development Group) (MX-1, -NC)
- 14. [2017-0115-V](#) **510 Heyward Street (08816-09-12, 08816-09-13A, 08816-09-14A)** Variance to parking requirements for proposed multifamily development (D. J. Poston, LLC) (RG-2, -DP) **WITHDRAWN**

IV. EXECUTIVE SESSION

- 15. **The receipt of legal advice related to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2).**
*Dortch v. Board of Zoning Appeals

V. OTHER BUSINESS

NONE

VI. 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.

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