
CITY OF COLUMBIA
BOARD OF ZONING APPEALS AGENDA

APRIL 10, 2018 - 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 [March 13, 2018 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. [2018-0019-SE](#) **1732 Heyward Street UTIL A** Special exception to establish a Wireless Communication Facility (cell node) (Doug Fulcher, Agent MasTec Network Solutions by Agent Dewberry Design-Builders, Inc., AT&T Mobility Corporation) (RS-3, -CC)
3. [2018-0020-SE](#) **1108 Barnwell Street UTIL A** Special exception to establish a Wireless Communication Facility (cell node) (Doug Fulcher, Agent MasTec Network Solutions by Agent Dewberry Design-Builders, Inc., AT&T Mobility Corporation) (RG-3)
4. [2018-0021-SE](#) **2231 Lady Street UTIL A** Special exception to establish a Wireless Communication Facility (cell node) (Doug Fulcher, Agent MasTec Network Solutions by Agent Dewberry Design-Builders, Inc., AT&T Mobility Corporation) (RG-2)
5. [2018-0026-V](#) **1701 Pendleton Street (TMS# 11405-18-13)** Variance to the side yard setback requirement (Asheley Scott St. John, 1x1 Design, Inc.) (RD, -DP)
6. [2018-0027-V](#) **104, 112, 116, 120, & 124 River Ridge Road (TMS# 07382-01-81, 83, 84, 85, & 86)** Variance to the side yard setback requirement (Edward Tennent, Broad River Bluff II, LLC) (RG-2, -FP)

III. REGULAR AGENDA

A. OLD BUSINESS

7. [2018-0013-V](#) **3006 Devine Street (TMS# 13804-16-02)** Variance to the off-street parking requirement for proposed restaurant use (Frank Dougherty, Cason Development Group) (C-2)

B. NEW BUSINESS

8. [2018-0018-SE](#) **1723/1725 Laurel Street (TMS# 11403-03-05)** Special exception to establish a general farms, primarily crop (community garden) use. (Daniel Adam Nurick) (C-3)
9. [2018-0028-SE](#) **3126 Two Notch Road (TMS# 11614-07-09)** Special exception to establish an automotive service facility (Anthony Hunter, Hunter Construction) (C-3)
10. [2018-0029-SE](#) **3132 Two Notch Road (TMS# 11614-07-07 & 11)** Special Exception to establish a community center for senior citizens (Anthony Hunter Construction) (C-3)

DEFERRED

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

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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