
CITY OF COLUMBIA
BOARD OF ZONING APPEALS AGENDA

OCTOBER 9, 2018 - 10:00 AM
MAYOR'S CONFERENCE ROOM
1737 MAIN STREET, 2nd FLOOR
COLUMBIA, SOUTH CAROLINA

CHUCK SALLEY • REGGIE MCKNIGHT • GENE L. DINKINS, JR.
• JOSH SPEED • MARCELLOUS PRIMUS • JENNA STEPHENS • GEORGE SCHAFER

**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 [September 11, 2018 Minutes](#)
- B. **OLD BUSINESS**
- NONE
- C. **NEW BUSINESS**
2. [2018-0076-V](#) **2408 Clark Street (TMS# 09012-05-05)** Variance to side yard setback requirements for an addition to a single-family residence (Celia Means) (RS-3)
3. [2018-0077-SE](#) **1736 Frye Road (TMS# 11714-06-14)** Special exception to permit an alternative parking surface (Susan M. Brown, Happy Daddy Inc. DBA Happy Daddy Towing Service) (C-2)
4. [2018-0078-V](#) **3620 Wheat Street (TMS# 13807-10-07)** Variance to the fence height requirement (Sharon W. McLeod) (RS-3, -CC)
5. [2018-0089-V](#) **2907 Stratford Road (TMS# 13904-14-09)** Variance to lot coverage requirement for an addition to a single-family residence (Ryan and Melissa Gentry) (RS-2)
6. [2018-0090-V](#) **3400, 3406 & 3412 West Avenue; 1811, 1813, 1815 & 1819 Marshall Street (TMS#s 11504-15-09, 10, 11, 12, 13, 14, 15)** Variance to off-street parking requirement for a commercial use (Tony Megna, Genesis Healthcare, Inc. and HTR Properties, LLC) (C-1)

7. [2018-0091-V](#) **2903 Blossom Street (TMS# 11316-05-14)** Variance to secondary front and side yard setback requirement (J. Timothy Hance) (RG-1,-CC)
8. [2018-0092-V](#) **3400, 3406 & 3412 West Avenue; 1811, 1813, 1815 & 1819 Marshall Street (TMS#s 11504-15-09, 10, 11, 12, 13, 14, 15)** Variance to landscape buffer requirement for a commercial use (Tony Megna, Genesis Healthcare, Inc. and HTR Properties, LLC) (C-1)
9. [2018-0094-V](#) **1354 & 1360 Rosewood Drive (TMS#s 11208-02-14 & 15)** Variance to off-street parking requirement for an automatic carwash (George Renard, Renard Enterprises, Inc.) (C-3)
10. [2018-0095-SE](#) **1354 & 1360 Rosewood Drive (TMS#s 11208-02-14 & 15)** Special exception to permit a drive-through automatic carwash (George Renard, Renard Enterprises, Inc.) (C-3)

III. REGULAR AGENDA

11. [2018-0079-SE](#) **6820 N. Main Street, Suite N (TMS# 11813-05-01)** Special exception to establish a drinking place (Shikia Wilson) (C-3)
12. [2018-0093-SE](#) **621 Whaley Street (TMS# 08913-13-05)** Special exception to establish a convenience store (S. Jahue Moore) (M-1, -PD)

IV. OTHER BUSINESS

NONE

VI. 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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