
CITY OF COLUMBIA

BOARD OF ZONING APPEALS AGENDA

JANUARY 8, 2019 - 10:00 AM
CITY COUNCIL CHAMBERS
1737 MAIN STREET, 3rd 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 [December 11, 2018 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. [2018-0112-V](#) **121 Shop Road EXT (TMS# 16200-04-18)** Variance to the off-street parking requirement for warehousing use (Hoyt C. Burnett, The Landplan Group South) (M-1)
3. [2018-0119-SE](#) **1401 Laurel Street (TMS# 09015-06-11)** Special exception to establish a miscellaneous personal service (event space) (Wanda Gale Breedlove) (C-1, -DD, -DP-LM01, -DP-LMD01)
4. [2018-0120-V](#) **1401 Laurel Street (TMS# 09015-06-11)** Variance to the off-street parking requirement for a miscellaneous personal service (event space) (Wanda Gale Breedlove) (C-1, -DD, -DP-LM01, -DP-LMD01)
5. [2018-0121-SE](#) **505 Tyler Street (TMS# 13801-14-04)** Special exception to permit a day care (Dora Guzman) (RS-2)
6. [2018-0124-V](#) **4 Lake Point Road (TMS# 16602-03-03)** Variance to front yard setback requirement for a single family residence (Brian M. Boyer) (RS-1, -FP)
7. [2018-0125-V](#) **2112 & 2114 Sumter Street (TMS#s 09016-09-19 & 09016-09-20)** Variance to the buffer yard requirement for an office use (Hoyt C. Burnett, The Landplan Group South) (MX-1, -NC)
8. [2018-0126-V](#) **2112 & 2114 Sumter Street (TMS#s 09016-09-19 & 09016-09-20)** Variance to the off-street parking requirement for an office use (Hoyt C. Burnett, The Landplan Group South) (MX-1, -NC)
9. [2018-0127-SE](#) **2112 & 2114 Sumter Street (TMS# 09016-09-19 & 09016-09-20)** Special exception to permit an alternative parking surface (Hoyt C. Burnett, The Landplan Group South) (MX-1, -NC)

III. REGULAR AGENDA

- 10. 2018-0101-SE 3624 Rosewood Drive (TMS# 13805-01-03)** Special exception to construct a 100' stealth Wireless Communication Facility (Cell Tower) (Jonathan L. Yates on behalf of Optima Towers IV) (C-2)
- 11. 2018-0111-SE 3038 Bronx Road (TMS#s 11614-09-07 & 11614-09-20)** Special exception to establish a towing service (Daryl Elgin, Elgin's of Columbia, Inc.) (C-3)
- 12. 2018-0122-SE 7509 Garners Ferry Road Suite J (TMS# 16311-02-04)** Special exception to permit a liquor store (Corrie Wilder) (C-3)
- 13. 2018-0123-V 1525 Westminster Drive (TMS# 11412-05-04)** Variance to fence height requirement (Ray Holberger) (RS-2)
- 14. 2018-0128-SE NE/S Garners Ferry Road (TMS# 16315-02-02)** Special exception to permit a multifamily development (T. Kevin Connelly, Connelly Development, LLC) (C-3)

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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