


CITY OF COLUMBIA BOARD OF ZONING APPEALS AGENDA

May 7, 2020 – 4:00 PM

In the interest of public health and as authorized by City Council, the City of Columbia Board of Zoning Appeals will conduct a virtual meeting using video conferencing technology. Accordingly, members of the public and/or media who want to observe the meetings may do so remotely by streaming the meetings through CityTV accessed at this [link](#). Members of the Board will have the ability to remotely participate in voting and operational procedures via telephone or other means of electronic communication.

The public may submit letters and statements via email to cocboardmeeting@columbiasc.gov either in advance of or during the meeting as that account will be monitored during the meetings. Please be sure to include your name and the case information, such as address and request.

Virtual Public Participation: The public may join the virtual meeting on the web at <https://publicinput.com/COCBOZA>

Public Participation via Telephone: The public has the ability to listen to audio and participate in the meeting via telephone. You may call **855-925-2801**. When prompted, please enter the meeting code: **8588**

- (star one) *1 will allow you to listen
- (star two) *2 will allow you to record a voice message that will be read by staff into the record
- (star three) *3 will allow a participant to be placed in a queue to speak on the live feed when prompted and unmuted by staff

Please continue to monitor www.columbiasc.gov for any additional information. Questions can be directed to Zoning at 803-545-3333 and/or zoning@columbiasc.gov

**CHUCK SALLEY • GENE L. DINKINS, JR. • MARCELLOUS PRIMUS
• JOSH SPEED • JENNA STEPHENS • GEORGE SCHAFER • JOHN GREGORY**

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve [March 5, 2020](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. [2020-0018-SE](#) **400-Blk Sunset Drive (TMS# 09107-02-02)** Special exception to establish a religious organization (Russell T. Spencer, Deliverance & Revival Center Church) (RG-2)
3. [2020-0019-V](#) **2824 Blossom Street (TMS # 11315-03-08)** Variance to the side yard setback requirement for an addition (Bryan & Dia Dooley) (RG-1, -CC)

4. [2020-0020-SE](#) **2509 Forest Drive (TMS# 11412-04-01)** Special exception to reestablish a drive through facility for a restaurant use (John K. Powell, Seed Architecture, LLC) (C-3)
5. [2020-0021-V](#) **523 Superior Street (TMS# 11212-19-01)** Variance to the minimum parking requirement for a membership sports and recreation use (Harris Cohn, 523 Superior Street, LLC) (M-1)
6. [2020-0024-SE](#) **1501 Broad River Road and 1231 Bush River Road aka 215 Bush River Road (TMS#s 07308-01-07 & -06)** Special exception to establish a gasoline service station (Greg Sistrunk, Keck & Wood, Inc.) (C-3 and pending C-3)
 - (a)
 - (b)
7. [2020-0025-V](#) **1515/1516 Garden Plaza (Former site of Gonzalez Gardens) (TMS#s 11411-04-01, 11411-05-01, et al)** Variance to the maximum height requirement for a proposed senior apartment building (Columbia Housing Authority) (RG-2)

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

8. [2020-0017-V](#) **2326 Lincoln Street (TMS# 09012-13-02)** Variance to the maximum lot coverage requirement for an accessory storage structure (Marian P. Meriwether) (RS-3, -DP)
9. [2020-0022-V](#) **118 S. Edisto Avenue (TMS# 11310-14-12)** Variance to the maximum lot coverage for an attached carport (Margaret Wallace) (RS-3, -CC)
10. [2020-0016-V](#) **118 South Edisto Avenue (TMS# 11310-14-12)** Variance to the side yard setback for an attached open carport (Margaret Wallace) (RS-3, -CC)
11. [2020-0023-SE](#) **Broad River Road & Lake Murray Boulevard (TMS# 05000-03-02)** Special exception to permit a gasoline service station and convenience store (Karamjit Singh, DK Fuel & Foods, LLC) (C-3)

IV. OTHER BUSINESS

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.

MEETING ACCOMODATIONS - PUBLIC MEETING STATEMENT

It is the policy of the City of Columbia that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (803) 545-3009 or e-mail Gardner.Johnson@columbiasc.gov as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation

www.columbiasc.gov/planning-development