

CITY OF COLUMBIA
BOARD OF ZONING APPEALS AGENDA

September 10, 2019 – 10:00 AM

CITY COUNCIL CHAMBERS
1737 MAIN STREET, 3RD FLOOR
COLUMBIA, SOUTH CAROLINA

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

**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 [August 13, 2019 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. [2019-0057-V](#) **301 S Assembly Street, W/S Ferguson Street, 1103 Ferguson Street & SE/S Dreyfus Road (TMS# 11204-02-02, 11204-02-06, 11204-02-07 & 11204-02-42)** Variance to the maximum setback requirement for a mixed use development in MX-1 (Neil Meyers, Bright-Meyers Assembly Street, LLC) (M-1, -FP (pending MX-1, -FP))
3. [2019-0058-SE](#) **923, 917, 915, 913, 905 Walnut Street, SW/S Pendleton Street & P/O E/S Harden Street (TMS # 11405-07-04, 11405-07-05, 11405-07-06, 11405-07-07, 11405-07-10, 11405-07-23 & p/o 11405-07-26)** Special exception to permit a parking lot in a residential district (Josh Bucher, Lambert Architecture and Construction Services) (RG-1, -5PU)
4. [2019-0059-V](#) **950, 948, 946, 944, 942, 940, 938, 936, 934, 930, 926 Harden Street, E/S Harden Street, 923, 917, 915, 913, 905 Walnut Street, 2100 Pendleton & SW/S Pendleton Street (TMS # 11405-07-26, 11405-07-25, 11405-07-23, 11405-07-22, 11405-07-21, 11405-07-20, 11405-07-19, 11405-07-18, 11405-07-17, 11405-07-10, 11405-07-07, 11405-07-06, 11405-07-05, 11405-07-04, 11405-07-03 & 11405-07-01)** Variance to the off-street parking requirement for a mixed use development (Josh Bucher, Lambert Architecture and Construction Services) (MX-1, -5PU & RG-1, -5PU)

III. REGULAR AGENDA

5. **2018-0101-SE** **3624 Rosewood Drive (TMS# 13805-01-03)** Special exception to construct a 100' **DEFERRED** Facility (Cell Tower) (Jonathan L. Yates on behalf of Optima Towers IV) (C-2)
6. [2019-0049-SE](#) **3727 Kaiser Avenue (TMS# 11615-05-01)** Special exception to permit a residential care facility (Sophia Thompson-Cupid) (RS-2)

7. **2019-0050-SE** **401 Heyward Street Utility A** Special exception to permit a wireless communication facility (see Code of Ordinances, Verizon Wireless) (RD-2) **DEFERRED**
8. **2019-0051-SE** **722 Heyward Street Utility A** Special exception to permit a wireless communication facility (see Code of Ordinances, Verizon Wireless) (RS-3, -CC, -FP) **DEFERRED**
9. **2019-0052-SE** **1606 Heyward Street Utility A** Special exception to permit a wireless communication facility (see Code of Ordinances, Verizon Wireless) (RG-1, -CC) **DEFERRED**
10. **2019-0053-SE** **1623 Rice Street Utility A** Special exception to permit a wireless communication facility (see Code of Ordinances, Verizon Wireless) (RG-2) **DEFERRED**
11. **2019-0054-SE** **1932 Pendleton Street Utility A** Special exception to permit a wireless communication facility (see Code of Ordinances, Verizon Wireless) (RD) **DEFERRED**
12. **2019-0055-SE** **7015 Mirror Lake Road (TMS# 19207-07-05)** Special exception to permit a residential in-home day care (Beverlyn A. Stitt, God's Little Angels Daycare) (RS-1, -FTJAX)
13. **2019-0056-SE** **3017 & 3023 Millwood Avenue (aka 3011, 3011-unit B, 3013, 3015 & 3019 Millwood Avenue & 1011, 1011-unit B & 1015 Butler Street) (TMS# 13901-16-04 & 13901-16-05)** Special exception to permit a drive through for a restaurant use (Capital Development Corp of Columbia, LLC by Attorney, Robert F. Fuller) (C-3)
14. **2019-0060-AA** **93 Tommy Circle (TMS# 14004-03-52)** Administrative appeal of the Zoning Administrator's determination of a special exception and special exception requirement (Lorenzo Davis, Greenwrench Auto Repair) (C-3) **WITHDRAWN**

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.

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.net/planning-development