


CITY OF COLUMBIA BOARD OF ZONING APPEALS AGENDA

March 4, 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-March>

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: **2775**. Please press *1 to listen and remain on the line. If you wish to be placed in queue to speak on the live feed, please wait until your case is called and press *3. If unable to remain on the line for the meeting, you can press *2 to record a voice message to be read by staff into the record. If leaving recorded message, please speak clearly and state your name and case information.

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

**GENE L. DINKINS, JR. • JOHN GREGORY • MARCELLOUS PRIMUS
JENNA STEPHENS • KATHRYN FENNER • JOHN GUIGNARD**

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve [February 4, 2021 Minutes](#)

B. OLD BUSINESS

C. NEW BUSINESS

- 2. [2021-0010-SE](#) 919 True Street Unit S (TMS# 16408-01-03) Special exception to permit a beauty shop (Shakeema Means, Tynai Styles, LLC) (C-1)**
- 3. [2021-0014-SE](#) E/S Koon Road (TMS# 11709-03-03) Special exception to establish a religious organization (Renee Davis, New Hope Christian Center) (RS-3)**
- 4. [2021-0015-V](#) 804 Kawana Road (TMS# 13812-01-07) Variance to the maximum lot coverage requirement to permit a carport (John K. Powell, AIA, Seed Architecture, LLC) (RS-2)**
- 5. [2021-0016-V](#) 804 Kawana Road (TMS# 13812-01-07) Variance to the side yard setback requirement to permit a carport (John K. Powell, AIA, Seed Architecture, LLC) (RS-2)**
- 6. [2021-0022-V](#) 3500 & 3452 N. Main Street, 1209 Avondale Drive & 1217 Sunset Drive (TMS# 09112-06-06 & -07, 09112-07-01 & 06) Variance to the maximum front yard setback (Hoyt Burnett, The LandPlan Group South, Inc) (MX-1, M-1, -NC)**

7. [2021-0023-SE](#) **3500 & 3452 N. Main Street, 1209 Avondale Drive & 1217 Sunset Drive (TMS# 09112-06-06 & -07, 09112-07-01 & 06)** Special exception to permit shared parking (Hoyt Burnett, The LandPlan Group South, Inc) (MX-1, M-1, -NC)
8. [2021-0024-SE](#) **3500 & 3452 N. Main Street, 1209 Avondale Drive & 1217 Sunset Drive (TMS# 09112-06-06 & -07, 09112-07-01 & 06)** Special exception to permit an alternative parking surface (Hoyt Burnett, The LandPlan Group South, Inc) (MX-1, M-1, -NC)
9. [2021-0026-SE](#) **3509 Phillips Street (TMS# 09112-06-04)** Special exception to permit an alternative parking surface (Hoyt Burnett, The LandPlan Group South, Inc) (MX-1, -NC)
10. [2021-0028-SE](#) **919 True Street Unit K (TMS# 16408-01-03)** Special exception to permit a barbershop (Alexis Perry, Gifted Hands Barber Lounge, LLC) (C-1)
11. [2021-0029-SE](#) **1600 St. Julian Place (TMS# 11416-07-11)** Special exception to establish a miscellaneous personal service (permanent cosmetics) (Debbie Walters, Beneath the Surface) (C-1)
12. [2021-0031-SE](#) **919 True Street Unit T (TMS# 16408-01-03)** Special exception to permit a miscellaneous personal service (day spa) (Shatara Reed, Studio Gleaux) (C-1)

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

13. [2020-0086-V](#) **1307 Mason Road (TMS# 11813-01-02)** Variance to the maximum height requirement for a multifamily development (Garden Lakes, Anthony Lawrence, GDA Development Partners) (pending RG-2)
14. [2021-0011-SE](#) **2939 Truman Street (TMS# 11609-01-04)** Special exception to permit an auto towing service (Chad Washington, Imperial Towing, LLC) (C-3)
15. [2021-0012-V](#) **2225 & 2223 Rembert Street (TMS# 09012-09-12 & -13)** Variance to the maximum fence height in the front yard setback (Egon F. Kaplan & Alexander V. Santana) (RG-2, -DP)
16. [2021-0013-V](#) **7 Heathwood Circle (TMS# 13905-14-06)** Variance to the maximum height requirement for a wall (John B. Runy) (RS-1, -CC)
17. [2021-0019-SE](#) **2420 Shop Road (TMS# 13610-01-08)** Special exception to permit a scrap yard (Shelby Dickensheets, American Scrap Iron & Metal, LLC) (M-2, -FP)
18. [2021-0021-SE](#) **201 Moore Hopkins Lane (TMS# 07309-02-19)** Special exception to permit a multifamily development (Rob Coats, The Banyan Foundation, Inc) (C-3)
19. [2021-0025-V](#) **3500 & 3452 N. Main Street, 1209 Avondale Drive & 1217 Sunset Drive (TMS# 09112-06-06 & -07, 09112-07-01 & 06)** Variance to the buffer transition yard requirement (Hoyt Burnett, The LandPlan Group South, Inc) (MX-1, M-1, -NC)
20. [2021-0027-V](#) **3509 Phillips Street (TMS# 09112-06-04)** Variance to the buffer transition yard requirement (Hoyt Burnett, The LandPlan Group South, Inc) (MX-1, -NC)
21. [2021-0030-V](#) **300 Clemson Road (TMS# P/O 25700-02-03)** Variance to the minimum parking requirement for a multifamily residential development (Charlie Irick, Fitch Irick Partners) (RG-2, -FTJAX)

IV. OTHER BUSINESS

N/A

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 ACCOMMODATIONS - 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