


CITY OF COLUMBIA BOARD OF ZONING APPEALS AGENDA

JUNE 3, 2021 – 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-Jun2021>

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: **4316**

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 • CELIA MACKINTOSH**

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve [May 6, 2021 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

- 2. [2021-0055-SE](#) 1511 Richland Street (TMS# 11404-01-21)** Special exception to permit a miscellaneous personal service (day spa) (Lisa Barrett, Madison Financial Group, LLC) (C-1, -DD, -DP)
- 3. [2021-0057-SE](#) 919 True Street Unit E5 (TMS# 16408-01-03)** Special exception to permit a beauty shop (Calisha Owens, Grow Yo Hair, LLC) (C-1)
- 4. [2021-0058-SE](#) 919 True Street Unit W (TMS# 16408-01-03)** Special exception to permit a miscellaneous retail store (beauty supply) (Cornelius James, The Beauty Connect, LLC) (C-1)
- 5. [2021-0060-SE](#) 1920 Bull Street Unit B (TMS# 11404-01-25)** Special exception to permit a beauty shop (Shannon H. Baker, Salon on Bull) (C-1, -DD, -DP)
- 6. [2021-0061-SE](#) 2751 & 2761 The Boulevard (TMS# 13511-01-01 & 13512-02-02)** Special exception to reduce the minimum parking requirement for a warehouse use (Harris Cohn, The Boulevard Investors, LLC) (M-1)

7. [2021-0065-SE](#) **2401 Atlas Road (TMS# 13500-02-04)** Special exception to permit a parking reduction for a multifamily senior development (Nick Andersen, Dominion) (pending RG-2)
8. [2021-0066-SE](#) **200 West Miriam Avenue (TMS# 09208-12-09)** Special exception to permit an in-home daycare (Cynthia D. Franklin, Darling House Childcare) (RS-3)
9. [2021-0067-SE](#) **919 True Street Unit J (TMS# 16408-01-03)** Special exception to permit a beauty shop (Shanell Taylor Hall, Aboutface 4 Me Hair Salon, LLC) (C-1)

III. REGULAR AGENDA

A. OLD BUSINESS

10. [2021-0039-V](#) **915 Pine Street (11409-22-08)** Variance to the maximum lot coverage requirement for a single family dwelling (Julius & Megan Thomas) (RS-3, -DP)

B. NEW BUSINESS

11. [2021-0056-V](#) **3400 Coles Road (TMS# 09112-11-12)** Variance to the maximum fence height requirement (Andrew Watkins) (RS-3)
12. [2021-0059-V](#) **5744 Farrow Road (TMS# 11713-02-40)** Variance to the minimum buffer yard requirement (Arthur L. Morant, Platinum Partners, LLC, Farrow Road Customs) (C-3)
13. [2021-0062-V](#) **2213 Gadsden Street (TMS# 09011-02-12)** Variance to the maximum lot coverage for a covered porch addition (Cynthia Masters) (RS-3, -DP)
14. [2021-0063-V](#) **2213 Gadsden Street (TMS# 09011-02-12)** Variance to the minimum side yard setback for a covered porch addition (Cynthia Masters) (RS-3, -DP)
15. [2021-0068-V](#) **2439 Read Street (TMS# 11505-12-13)** Variance to the minimum landscape buffer yard requirement for a multifamily development (Michael Kennedy & Keith Ancone, SchoolHouse Properties) (RG-2)

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 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