


CITY OF COLUMBIA BOARD OF ZONING APPEALS AGENDA

OCTOBER 7, 2021 – 4:00 PM
BUSBY COMMUNITY CENTER
1735 BUSBY STREET
COLUMBIA, SOUTH CAROLINA

The City of Columbia Board of Zoning Appeals will conduct a meeting on Thursday October 7, 2021 at 4pm, at the Busby Community Center. This meeting will be open to the public, and public comment may be provided in-person. In-person meetings will be socially distanced and **face coverings are required** to be worn inside City facilities. Please note, seating is limited.

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](#).

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

Virtual Public Participation: The public may join the virtual meeting on the web at <https://publicinput.com/COCBOZA-Oct2021>

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: **2323**

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
• KATHRYN FENNER • JOHN GUIGNARD • CELIA MACKINTOSH**

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve [September 2, 2021 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

- 2. [2021-0088-SE](#) **800 Huger Street (TMS# 08911-04-01 & 08911-04-03)** Special exception to permit a drive through facility for a bank (Coral Gresham, The Boudreaux Group) (MX-2, -ID)**
- 3. [2021-0089-SE](#) **3421 N. Main Street (TMS# 09112-08-05)** Special exception to expand the footprint of an existing residential care facility – not expanding bed count (John K. Powell, AIA, Seed Architecture, LLC) (CAC, OV-NMC(p))**

4. [2021-0090-SE](#) **4701 James Street (TMS# 11603-04-07)** Special exception to permit a beauty salon in a residence as a home occupation (Kellie T. Dunlap, Flawless By T.K.) (RSF-3)

III. EXECUTIVE SESSION

The receipt of legal advice related to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2).

***2021-0084-SE**

IV. REQUEST FOR REHEARING

Request for rehearing (Julie Ann Avin, MIRCI)

*[2021-0084-SE](#): 1511 Gregg Street (TMS#11403-10-09)

V. REGULAR AGENDA

A. **OLD BUSINESS**

NONE

B. **NEW BUSINESS**

5. **2021-0086-SE** **2214 Harper Street (TMS# 11510-16-17)** Special exception to permit a residential care facility (Brianna Reynolds, New Hope Home Solutions, LLC) (RG-1)
6. **2021-0087-SE** **1206 Mount Vernon Street (TMS# 09214-14-10)** Special exception to permit a residential care facility (Brianna Reynolds, New Hope Home Solutions, LLC) (RS-3)
7. **2021-0091-SE** **631, 635, 639 Elmwood Avenue, et al (TMS# 09011-01-13, 09011-01-17, 09012-01-13, 09012-01-14, 09018-01-03)** Special exception to establish an elementary school (Cristina Iraola, Columbia School Development, LLC) (MU-2, RH-2, CV-CC)
8. [2021-0092-SE](#) **2324 Two Notch Road (TMS# 11510-04-42)** Special exception to permit a convenience store (Sabrina Hammonds) (CAC)

VI. OTHER BUSINESS

NONE

VII. 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