


CITY OF COLUMBIA BOARD OF ZONING APPEALS AGENDA

MARCH 2, 2023 – 4:00 PM

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

Members of the public who want to observe the meetings remotely may do so by streaming the meetings through CityTV accessed at this [link](#).

The public may submit letters and statements via email to COCBoZA@columbiasc.gov until 12 pm the day prior to the meeting. Please be sure to include your name and the case information, such as the address and topic of the request.

**JOHN GREGORY • MARCELLOUS PRIMUS • KATHRYN FENNER • JOHN GUIGNARD •
CELIA MACKINTOSH • SHERARD DUVALL • DAVIS WHITTLE**

**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 [February 2, 2023 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. [2023-0005-V](#) **1003 Richland Street (TMS# 09015-16-16)** Variance to the maximum fence height standard (Rev. Richard Carter) (O-I, OV-CC)
3. [2023-0006-SE](#) **NX 7401 Richard Street (TMS# 16208-01-05 (formerly p/o TMS# 16305-05-01))** Special exception to permit an alternative parking surface (Payton Lockey, WCH-Palmetto State Properties, LLC) (LI)
4. [2023-0007-V](#) **4720 Wrenwood Lane (TMS# 16607-02-06)** Variance to the side and rear yard setback standards for an addition (Julia & Barrett Burley) (RSF-1)

III. REGULAR AGENDA

A. OLD BUSINESS

5. [2023-0003-SE](#) **408 & 436 Blossom Street, 519 Huger Street & 401 Wheat Street (TMS# 08910-03-01, 08910-03-02A, 08910-03-02B, 08910-03-03 & 08910-03-04)** Special exception to exceed the maximum density of bedrooms per acre for a private dormitory (Bethany Rooney, Subtext Acquisitions, LLC) (MC, OV-ID)

B. NEW BUSINESS

6. [2023-0004-SE](#) **3300-Blk of N Main Street at Sunset Drive (TMS# 09111-05-01A, 09111-05-01E & 09111-05-01G)** Special exception to permit a convenience store (Charles White, Kimley Horn) (CAC, OV-NMC)
7. [2023-0008-SE](#) **S/S Fort Jackson Boulevard (p/o) (TMS# 16503-05-04 (p/o))** Special exception to permit a multifamily development (FHT II of Richland County, LLC) (O-I)
8. **2023-0009-SE** **1901 Rosewood Drive (TMS# 11309-04-08)** Special exception to permit a convenience store (Waled Farea, Aden Express, LLC) (NAC, OV-A)

IV. OTHER BUSINESS

9. ELECTION OF VICE-CHAIR

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.planninganddevelopment.columbiasc.gov