



BOARD OF ZONING APPEALS

April 3, 2025 - 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

KATHRYN FENNER • DAVIS WHITTLE • SHERARD DUVALL
JONATHAN VANG • COLTON DRIVER • JOHN GREGORY

The City of Columbia Board of Zoning Appeals will conduct a meeting on **Thursday, April 3, 2025 at 4:00 pm, in City Council Chambers**. This meeting will be open to the public, and public comment may be provided in-person.

The public may submit letters and statements via email to CoCBoZA@columbiasc.gov until 12:00 noon the day before the meeting (Wednesday). Please be sure to include your name and the case information, such as the address and topic of the request. These comments will be provided to the Board members in advance of the meeting. For additional information, please visit our website at <https://planninganddevelopment.columbiasc.gov/boza-agendas-minutes/>.

Review of applications prior to release of the final hyperlinked agenda can be requested by calling 803.545.3333 or by email to Zoning@columbiasc.gov. For additional information please visit our website at <https://planninganddevelopment.columbiasc.gov>.

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

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. [March 6, 2025 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. 2025-0007-SE [2013 Harden Street Unit C \(TMS# 11408-01-02\)](#) Special exception to re-establish a convenience store within the CAC district (Dennis Opoku, DOC Generale, LLC) (CAC)

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

3. 2025-0005-SE 1801 Smith Street (TMS# 16301-02-06) Special exception to permit an alternative parking surface within the LI district (George McCutchen, I-77, LLC) (LI)
DEFERRED
4. 2025-0006-V 1801 Smith Street (TMS# 16301-02-06) Variance to the tree density and tree retention standards (George McCutchen, I-77, LLC) (LI)
DEFERRED
5. 2025-0008-AA [2101 Main Street Unit J \(TMS# 09016-13-08\)](#) Administrative appeal of the Zoning Administrator's determination of distance requirement conditions for a Smoke or Vape Shop (Anwar Aziz, Blackbird Shop, LLC) (CAC, OV-NMC)
6. 2025-0009-SE [3806 North Main Street \(TMS# 09213-01-22\)](#) Special exception to establish a residential care facility for veterans within the CAC district (Steve McNair, Palmetto Alliance Property Group, LLC) (CAC, OV-NMC)

IV. OTHER BUSINESS

NONE

V. ADJOURN

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 Interim ADA Coordinator at (803) 545-3004 or e-mail sharon.nelson@columbiasc.gov as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.