BOARD OF ZONING APPEALS

November 5, 2026 - 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

KATHRYN FENNER • COLTON DRIVER • SHERARD DUVALL
JONATHAN VANG • SYDNEY LANHAM • JOSH HARDING • DOUG THOMAS

The City of Columbia Board of Zoning Appeals will conduct a meeting on **Thursday, November 5, 2026 at 4:00pm, 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. APPROVAL OF MINUTES

1. October 1, 2026 Minutes

III. OLD BUSINESS

2. 2026-0025-SE **940 Broad River Road (TMS# 07311-05-01)** Special exception to permit a drive through facility as an accessory use to an eating place (Daniel Coronel, Coronel Holdings) (RAC)

Deferred

IV. NEW BUSINESS

3. 2026-0022-V **201/203 Tryon Street (TMS# 08913-20-07)** Variance to the rear yard setback for an addition to a duplex (Miles Madden, Handcrafted Development Group) (RD-MV, OV-HP)
4. 2026-0026-SE **5318 North Main Street (TMS# 11705-12-07)** Special exception to establish a residential care facility (Ronnie S. Hammonds, Marathon Investment Estates, LLC) (MU-1)
5. 2026-0027-SE **4915 Rhett Street (TMS# 11604-03-08)** Special exception to permit an outdoor recreation facility, soccer field (James Jordan) (NAC, OV-NMC)

V. OTHER BUSINESS

NONE

VI. 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 §17-2.4(i) 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 of Columbia ADA Coordinator at (803) 545-4014 or e-mail Ward.Harriford@ColumbiaSc.gov as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.