

**West Columbia Zoning Board of Appeals  
Case Evaluation for a Special Exception Request**

Case Number: ZBA 20-09

Tax Map Number: 004599-06-005

Property Address: 3027 Augusta Road

Current Zoning: C-2 (General Commercial)

Applicant: Lorenzo Guerrero & Jesus Guerra

Requested  
Special Exception: Establish a truck terminal under Section 705.3.11

Use of property: Tire Sales

Reason for Request: Section 705.3.11 of the Zoning Ordinance states that “*After public notice and hearing, and subject to appropriate conditions and safeguards, the board of appeals*”, may permit **truck terminals** as a special exception in a C-2 district.

The applicant wishes to park 3 trucks overnight and on weekends in a 4-space terminal on the property.

Section 1101.3 gives the Zoning Board of Appeals the authority:

*To permit uses by special exception subject to the uses set forth in the zoning ordinance, the board is specifically authorized to determine whether special exceptions should be granted. To this end, the board will grant special exceptions with such conditions and safeguards as are appropriate under this ordinance, or to deny special exceptions when not in harmony with the intent and purpose of this ordinance.*

Character of Area: The property joins many other properties in the area as having an automobile-related use. The properties on this corridor of Augusta Road – from I26 to Wattling Road – are nearly exclusively zoned C-2. The SCDOT traffic counter on Augusta Road recorded an AADT of 45,300 vehicles in 2019.

Analysis: Code Compliance issued citations for derelict vehicles and public nuisance. As part of the investigation, the overnight parking of the tractor-trailers was discovered. Since the trucks are not part of the current permitted use on the property, a new business license as a truck terminal is required to be able to park the vehicles. The total square footage of the property exceeds 52,000 ft<sup>2</sup>, but the two existing structures take up approximately only 870 ft<sup>2</sup> (GIS calculated) of the property. A fence is offset approximately 150 feet from Augusta Road. The Board will need to determine whether there is adequate space on the property to park the 3 trucks described herein as well as whether the vehicles will diminish the character of the area.

