
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES
July 11, 2017 - 10:00 AM

City Council Chambers
1737 Main Street, 3rd Floor • Columbia, SC

In attendance: Gene Dinkins, Jr., Reggie McKnight, Calhoun McMeekin, April Jones (late), Regina Williams (late)

Absent: Tyler Gregg, Chuck Salley

Staff: Brian Cook, Rachel Bailey, Andrea Wolfe

I. CALL TO ORDER and DETERMINATION OF QUORUM

Meeting start time delayed to ensure quorum due to late arrival of Board members.

Calhoun McMeekin, vice-chair, called the meeting to order at 10:11AM. Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff. Quorum was confirmed.

Brian Cook, Zoning Administrator, stated item 4, 2017-0055-SE, 1332 Main Street and 1216 Washington Street request for Special Exception to establish a liquor store had been withdrawn at the request of the applicant.

Mr. Cook proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve June 13, 2017 Minutes

B. OLD BUSINESS

- 2. 2017-0052-V Dist. 2918 and 2930 Pickett Street (TMS#13901-18-04 and 3 13901-18-18)** Variance to front yard fence height requirements (John May) (RG-1, -DP)
- 3. 2017-0054-SE Dist. 904 Gracern Road (TMS# 07301-02-03)** Special Exception to establish an automotive repair facility(Julius Brazzel, Carolina Paint and Body) (C-3)

No one asked that an item on the Consent Agenda be removed for discussion.

Motion by Mr. McMeekin to approve the Consent Agenda and minutes of the June 13, 2017 meeting. Motion seconded by Mr. McKnight. Motion approved 5-0.

II. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

4. **2017-0055-SE Dist. 2 1332 Main Street and 1216 Washington Street (TMS# 09013-06-03)** Special exception to establish a liquor store (Julie and Sonny Narang, Low Spirit Solutions, LLC) (C-5, -DP, -DD)
WITHDRAWN AT APPLICANT REQUEST
5. **2017-0056-SE Dist. 2 1417 Barnwell Street (TMS#11402-08-07)** Special exception to establish a beauty shop (Rosanne Pyle, Titus and Molly, LLC) (C-1)

Mr. Cook introduced the request for special exception to establish a 1,300 sq. ft. beauty shop in the front portion of an existing structure on the property.

Rosanne Pyle, applicant, presented her request, and reviewed the criteria for a special exception:

- *Will not have a substantial adverse impact on traffic or pedestrian safety and adequate provisions are made in the proposed special exception for parking and for loading/unloading.* Very low volume of foot/car traffic, customer flow will be similar in number to the former business.
- *There will not be any substantial adverse impact on adjoining properties in terms of noise, lights, glare, vibration, fumes, odors, obstruction of air or light and litter.* There should be none as all services provided in a beauty shop are basically self-contained. It fits with what is there now.
- *There will be no substantial adverse impact on the aesthetic character of the area, to include a review of the orientation and spacing of buildings – the property is zoned C-1 with residential and commercial uses on surrounding properties.* In addition, the building will be upgraded if the request for special exception is granted.
- *There will be no substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response – the business is open during the day with seldom night time activity.*
- *The establishment of the proposed special exception does not create a concentration or proliferation of the same or similar types of use, which concentration may be detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed – there are beauty and barber shops in the vicinity, but the nearest one is about three blocks away.*
- *The proposed special exception is consistent with the character and intent of the underlying district as indicated in the zoning district description, with any applicable zoning overlay district goals and requirements – yes, it is felt the business will be compatible with the area.*
- *The proposed special exception is appropriate for its location and compatible with the permitted uses – yes, it is a service business; clients come for a special need. Parking is available behind the building.*
- *The proposed special exception will not adversely affect the public interest – it is felt the business will benefit and help the area as the building has been vacant for six years.*

As no one else spoke in favor or opposition of the requests, testimony closed for board discussion.

Motion by Ms. Williams to accept and approve the request as the applicant has fulfilled all of the special exception qualifications.

Motion amended by Mr. McMeekin to include staff comments and conditions as part of the approval with Ms. Williams' approval.

Motion seconded by Ms. Jones. Motion approved 5-0.

6. 2017-0057-SE Dist. 2 1417 Barnwell Street (TMS#11402-08-07) Special Exception to establish an attached one-family residence (Rosanne Pyle, Titus and Molly, LLC) (C-1)

Mr. Cook introduced the request for special exception to permit the establishment of an approximately 400 sq. ft. attached one-family residence (apartment) at the same location from the previous application.

Rosanne Pyle, applicant, presented her request, and reviewed the criteria for a special exception:

- *Will not have a substantial adverse impact on traffic or pedestrian safety and adequate provisions are made in the proposed special exception for parking and for loading/unloading.* Proposed to be a one person apartment only with only one vehicle/moped.
- *There will not be any substantial adverse impact on adjoining properties in terms of noise, lights, glare, vibration, fumes, odors, obstruction of air or light and litter.* It will be a small apartment.
- *There will be no substantial adverse impact on the aesthetic character of the area, to include a review of the orientation and spacing of buildings –* There will be none. There will be minor upfit of windows to the apartment, and the apartment will match the use of six-seven residential apartments currently in the area.
- *There will be no substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response –* no, it is a small apartment and any concerns that arise will result in eviction of the tenant.
- *The establishment of the proposed special exception does not create a concentration or proliferation of the same or similar types of use, which concentration may be detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed –* this will not be a new use to the area as apartments already exist in the area. This is one apartment nestled within a mixed use area.
- *The proposed special exception is consistent with the character and intent of the underlying district as indicated in the zoning district description, with any applicable zoning overlay district goals and requirements –* yes, it is felt the business will be compatible with the area.
- *The proposed special exception is appropriate for its location and compatible with the permitted uses –* yes, it is a permitted use in a mixed use area.
- *The proposed special exception will not adversely affect the public interest –* it will not, and it will be in the best interest of the public and support the city's vision of 'mixed use development'.

As no one else spoke in favor or opposition of the requests, testimony closed for board discussion.

Motion by Mr. McMeekin to approve case 2017-0057 special exception at 1417 Barnwell Street to establish an attached one-family residence. It is felt the applicant has met the criteria and addressed any issues that may pertain to that. The motion is subject to staff comments which means if there is a twelve-month lapse, the special exception will expire.

Motion seconded by Mr. McKnight. Motion carries 5-0.

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

There being no further business, motion to adjourn by Mr. McKnight. Motion seconded by Mr. McMeekin. Meeting adjourned at 10:38AM.

Respectfully submitted by Andrea Wolfe
Land Use Board Coordinator
Planning and Development Services Department
City of Columbia