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CITY OF COLUMBIA  
BOARD OF ZONING APPEALS  
January 9, 2018  
City Council  
1737 Main Street, Columbia, SC



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**In attendance:** April Brown, Gene Dinkins, Jr., Reggie McKnight, Calhoun McMeekin, Marcellous Primus, Chuck Salley  
**Absent:** Josh Speed  
**Staff:** Brian Cook, Hannah Slyce, Stephen Green, Willie Wilson, Andrea Wolfe

**I. CALL TO ORDER and DETERMINATION OF QUORUM**

Chuck Salley, chair, called the meeting to order at 10:08AM. Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff. Quorum was confirmed. Applicants and others who wished to speak were sworn in.

Brian Cook, zoning administrator, noted item 5, 2017-0072-Special Exception, 621/623 Saluda Avenue had been deferred and would be heard at the February meeting. He proceeded with review of the Consent Agenda stating item 3, 2017-0121-Special Exception, 2300 Elmwood Avenue would be moved to the Regular Agenda due to citizen interest.

**II. CONSENT AGENDA**

**A. APPROVAL OF MINUTES**

1. **Approve December 12, 2017 Minutes**

**B. OLD BUSINESS**

NONE

**C. NEW BUSINESS**

2. **2017-0116-SE 933 Drake Street Apt A (TMS# 16404-06-15)** Special exception to establish a day care facility (Kiara Smith) (RG-2)
3. **2017-0121-SE 2300 Elmwood Avenue (TMS# 11505-05-01)** Special exception to establish a multifamily development (Reverend Johnny Ray Noble, Second Nazareth Baptist Church) (Pending C-2)
4. **2017-0122-SE 2214 Dart Street Util. A (TMS# 11506-02-01)** Special exception to construct a Wireless Communication Facility (cell node) (Brad Alewine, Mobilite) (RS-3)

No one requested that any item be removed from the Consent Agenda.

**Motion by Mr. McMeekin to approve the December 12, 2017 Minutes and the Consent Agenda pursuant to the comments of staff in the applications and subject to those comments.**

***Motion seconded by Mr. McKnight. Motion approved 6-0.***

### **III. REGULAR AGENDA**

#### **A. OLD BUSINESS**

5. **2017-0072-SE** **621/623 Saluda Ave. (TMS# 11308-11-08)** Special exception to establish a parking lot in a residential district (Scott Lambert, Lambert Architecture and Construction Services) (RG-2, -DP)
- DEFERRED**
3. **2017-0121-SE** **2300 Elmwood Avenue (TMS# 11505-05-01)** Special exception to establish a multifamily development (Reverend Johnny Ray Noble, Second Nazareth Baptist Church) (Pending C-2)

Mr. Cook introduced the request

The applicant is requesting a special exception to establish a multifamily development. This is an infill-development where the applicant intends to construct an apartment complex of approximately 60 units with open green spaces and a playground and gazebo.

Sarah Niemann represented Prestwick Development, developer, on the proposed request for a 60-unit multifamily apartment complex with a commercial playground and gazebo. Ms. Neimann addressed the two concerns voiced by area residents with regard to local infrastructure and density, and added that parking is within full compliance with City code and will all be onsite.

Johnny Ray Noble, Pastor of Second Nazareth Baptist Church spoke on various improvements made in the area, voicing support of the request.

Ernest Cromartie, counsel for the development along with Second Nazareth Baptist Church, spoke on the request. Mr. Cromartie stated the request I in the pre-development phase and having been previously on the consent agenda, all criteria has been met or exceeded. He wished to have the application submitted and everything previously approved by staff as part of the applicant's testimony today.

The client will agree to all recommendations of staff to further facilitate the project. The developer and client have worked closely with staff and will continue to do so to ensure the development is done properly and complies with all city codes and standards.

Criteria required for a special exception was reviewed jointly by Ms. Niemann and Mr. Cromartie.

Mr. Cook added that the next step would be review by the Planning Commission for technical site plan review.

Members of the public were invited to speak in favor or opposition of the request.

Carl Frederick, president of the Edgewood/read Street Improvement Cooperative Council (CICC), spoke in support of the proposed project. Mr. Frederick stated the applicants presented the project to the community in November 2017 with no opposition to the request.

As no one else spoke, testimony closed for board discussion.

Motion by Mr. Dinkins, Jr. to approve the special exception to establish a multifamily development to include any staff comments applicable to the site as well.

Motion seconded by Mr. McMeekin. Motion approved 5-1 with Ms. Brown in opposition.

**B. NEW BUSINESS**

- 6. 2017-0117-SE 900 Greenlawn Drive (TMS# 16410-05-01)** Special exception to establish a multifamily development (James Cox) (C-3)

Mr. Cook introduced the request for special exception to establish a multifamily development marketing senior residents. Forty nine units are proposed with a mix of units ranging from approximately 25 one bedroom units to 24 two bedroom units.

James Cox, applicant, presented the request and proceeded with review of the criteria required for a special exception. At this time, a traffic study has not been done.

Members of the public were invited to speak in favor or opposition of the request for a drive through.

*In opposition:*

Craig Suggs, resident  
Ron Ellen, resident  
Franklin DuBose, resident  
Norman Jackson, resident  
Carlton Kinney, resident  
Cora Lee Swink, resident  
Tom Roberts, resident  
Elaine DuBose, resident

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

**Motion by Mr. McMeekin to defer the request to the next BoZA hearing.**

***Motion seconded by Mr. Salley. Motion approved 6-0.***

Call for a break by Mr. Salley at 11:55AM.

**Motion to reconvene at 12:05 PM by Mr. Salley. *Motion seconded by Mr. McMeekin. Motion approved 6-0.***

- 7. 2017-0119-SE Patterson Road (TMS# 16316-01-01)** Special exception to establish a multifamily development (Bradley Housing Developers) (C-3)

Mr. Cook introduced the request for a special exception to establish a multifamily development on approximately 8.3 acres directly across Patterson Road from Walmart. The applicant intends to construct 49 units of senior apartment housing in a three-story building listed as 64,000 sq. ft.

**Motion by Mr. Salley to defer the request as the applicant was not in attendance.**

***Motion seconded by Mr. McMeekin. Motion approved 6-0.***

Mr. Cook stated that staff would contact the applicant to advise that the neighborhood has concerns and would like to meet to find out more about the project before it moves forward.

Board members requested item #7, 2017-0117-SE and item #8, 2017-0119-SE be placed to be heard first back to back on the next month agenda

8. **2017-0120-V 4203, 4205, 4207, 4209, 4211, 4213, 4215, & 4217 Devine Street (TMS# 13811-03-28, 29, 30, 31, 32, 33, 34, 35)** Variance to the fence height requirements (Bill Dixon, Mungo Homes, Inc.) (RS-1)

Mr. Cook introduced the request for a variance to the fence height requirements for a new residential subdivision by Mungo Homes. The properties consist of eight individual lots on approximately six acres of land adjacent to the road.

The applicant is requesting a six-foot tall fence whereas a four-foot tall fence would be permitted outright in this district.

No one spoke in favor or opposition of the request.

**Motion by Mr. McMeekin to approve the variance request for 4203 through 4217 Devine Street, TMS# 13811-03-28 through -35 subject to staff comments, and that there be a landscaping plan provided by the applicant that the City will approve.**

***Motion seconded by Mr. Salley. Motion approved 6-0.***

V. **OTHER BUSINESS**

**NONE**

V. **ADJOURNMENT**

***There being no further business, motion to adjourn by Mr. Salley.***

***Motion seconded by Mr. McKnight. Meeting adjourned at 10:32PM.***

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