
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES
February 13, 2018 - 10:00 AM

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

In attendance: Gene Dinkins, Jr., Reggie McKnight, Calhoun McMeekin, Marcellous Primus, Chuck Salley, Josh Speed

Absent: April Brown

Staff: Rachel Bailey, Hannah Slyce, Andrea Wolfe, Krista Hampton, Michael Lizewski, Stephen Green, Willie Wilson

I. CALL TO ORDER and DETERMINATION OF QUORUM

Chuck Salley, chair, called the meeting to order at 10:00AM. 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.

Rachel Bailey, interim zoning administrator, noted changes to the agenda since publication. She proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. **Approve January 9, 2018 Minutes**

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. **2018-0001-SE 601 Riverhill Court Apt C-7 (TMS# 07381-02-36)** Special exception to establish a day care facility (Lakiesha Barkers) (RS-2) **WITHDRAWN BY STAFF**
3. **2018-0005-SE 212 Whixley Lane (TMS# 19813-02-32)** Special exception to establish a day care facility (Lakiesha Barkers) (RS-3)
4. **2018-0006-SE 7725 Caughman Road (TMS# 19205-03-02)** Special exception to expand the footprint of an elementary school (Darryn Bouknight, Jumper Carter Sease Architects) (RS-1)

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

Motion by Mr. McMeekin to approve the minutes of the January 9, 2018 BoZA hearing and the Consent Agenda subject to all information contained in the application packets and subject to staff comments.

Motion seconded by Mr. Dinkins, Jr. Motion passes 5-0.

Mr. Primus arrived at the end of the Consent Agenda and abstained from vote.

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 for a building (Carl McKinney, President, Architecture and Construction Services) (RG-2, -DP) **DEFERRED BY THE APPLICANT**
- 6. **2017-0117-SE** 900 Greenlawn Drive (TMS# 16410-05-01) Special exception to establish a multifamily development (Bradley Housing Developers, LLC) (C-3) **WITHDRAWN BY THE APPLICANT**
- 7. **2017-0119-SE** **Patterson Road (TMS# 16316-01-01)** Special exception to establish a multifamily development (Bradley Housing Developers, LLC) (C-3)

Ms. Bailey introduced the request.

The applicant was not in attendance to present the request.

Carl McKinney, past president of the St. Marks Wood Neighborhood Association, asked for denial of the request.

No one else spoke in favor or opposition of the request.

Mr. Salley voiced concerns as the request had been deferred at the last meeting with the understanding that the applicant would meet with the neighborhood association and property owners to vet their concerns to get a good understanding of the proposed project.

Motion by Mr. Salley to deny the request as it does not meet the criteria required and the applicant was not in attendance

Motion seconded by Mr. McKnight. Motion passes 6-0.

B. NEW BUSINESS

- 8. **2018-0002-V** **2002 Greene Street Suite B (TMS# 11385-01-07)** Variance to the off-street parking requirements (John E. Thrash, Jr.) (MX-1, -5PL)

Ms. Bailey introduced the request.

John Thrash, owner of the Pita Pit, presented the request for a variance to the parking requirements in order to expand the footprint of an existing restaurant. The applicant is proposing zero parking as he states that the restaurant does not depend on parking and is mainly a walk-in/carry-out business.

No one spoke in favor or opposition of the request.

Motion by Mr. McMeekin to approve the variance, case #2018-0002, 2002 Greene Street based on the extraordinary and exceptional conditions that pertain to the property that do not generally apply to others; by not granting this it may prohibit or unreasonably restrict the utilization of the property; this is not a detriment to the adjacent property or to the public good or character of the district; and approval to include all staff comments.

Motion seconded by Mr. Dinkins, Jr. Motion passes 6-0.

- 9. **2018-0003-SE** **6104 N. Main Street (TMS# 11711-10-01, & -02)** Special exception to establish a coin operated laundromat (Umeshbhai Patel) (C-3A)

Ms. Bailey introduced the request.

Umeshbhai Patel, applicant, presented the request to establish a coin operated laundromat on a currently undeveloped parcel on North Main Street. Mr. Patel has not met with the community.

Mr. Salley stated the Board received an email from the Fairwold Acres/Harlem Heights Community who voiced concerns and requested a meeting with the applicant to discuss the proposal. He suggested the applicant meet with the community to discuss issues and see if they can come to an agreement regarding the proposal.

Motion by Mr. Salley to defer the request for one month.

Motion seconded by Mr. McKnight. Motion passes 6-0.

10. 2018-0004-V 3030 N. Main Street (TMS# 09111-06-03) Variance to the sign height requirement (101 Meridian Properties, LLC) (MX-1, -NC)

Ms. Bailey introduced the request.

Rob Turner and Carollette Turner, applicants, presented the request for a variance to the sign height requirement. The height requirement in MX-1 is 4 feet and applicants are proposing to erect a freestanding sign with an overall height of 17 feet instead.

Mr. Dinkins, Jr. disclosed for the Board on record that Cox and Dinkins was hired by the Turners for the civil engineering design and land surveying of the property. Mr. Dinkins, Jr. stated he has absolutely no financial benefit or gain on this discussion. He wanted this noted in the event anyone voiced concerns with his voting on this matter. The job is now completed.

Mr. Turner said he had not received any objections to the request, and proceeded with review of the criteria required for a variance request.

No one spoke in favor or opposition of the request.

Motion by Mr. McMeekin to approve the variance request for 3030 N. Main, case 2018-0004, to allow the variance to the sign height requirement. It is his opinion that the property does have extraordinary and exceptional conditions that do not generally apply to other properties; by not granting this variance, it is his opinion that this would prohibit or unusually restrict the utilization of the property; granting of the variance will not be of substantial detriment to adjacent property or to the public good, or to the character of the district; the historic nature of the sign is good for the area and shows that people are willing to make investments in this part of town. the reasons set forth are the minimum necessary, and this variance shall be granted is in harmony with the purpose and intent of the Zoning Ordinance, and is not injurious to the neighborhood or otherwise detrimental to the public welfare; and also include staff comments found in the summary.

Motion seconded by Mr. McKnight. Motion passes 6-0.

11. 2018-0012-V 413 Pendleton Street (TMS# 08911-01-07) Variance to the landscaping and street protective yard requirements (Fred Delk, Columbia Development Corporation) (MX-2, -ID)

Ms. Bailey presented the request.

Fred Delk, Executive Director of the Columbia Development Corporation, presented the request to propose no landscape buffer. He said he had an aerial photo of improvements already made to the property.

Mr. Delk required the criteria required for a variance request.

Motion by Mr. Dinkins, Jr. to approve the variance to the street protective landscaping requirements for the property at 413 Pendleton Street subject to any staff comments.

Motion seconded by Mr. Salley. Motion passes 6-0.

V. OTHER BUSINESS

Election of Chair and Vice Chair

Motion by Mr. McKnight to re-elect Chuck Salley as chair and Mr. McMeekin as vice-chair.

Motion seconded by Mr. Dinkins, Jr. Motion passes 4-0.

V. ADJOURNMENT

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

Motion seconded by Mr. McKnight. Meeting adjourned at 10:39PM.

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