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**CITY OF COLUMBIA**  
**BOARD OF ZONING APPEALS MINUTES**  
**June 12, 2018 - 10:00 AM**

City Council Chambers  
1737 Main Street, 3<sup>rd</sup> Floor • Columbia, SC

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**In attendance:** Gene Dinkins, Jr., Reggie McKnight, Marcellous Primus, Chuck Salley, Josh Speed  
**Absent:** Calhoun McMeekin  
**Staff:** Rachel Bailey, Hannah Slyce, Andrea Wolfe, Michael Lizewski, Willie Wilson, Stephen Green

**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, zoning administrator, reviewed the meeting format, use of timers and consent agenda.

**II. CONSENT AGENDA**

**A. APPROVAL OF MINUTES**

1. **Approve May 8, 2018 Minutes**

**B. OLD BUSINESS**

**NONE**

**C. NEW BUSINESS**

2. **2018-0038-V      315 S. Maple Street (TMS# 11313-04-02)** Variance to the maximum lot coverage requirement (Michael Pate) (RS-3, -CC)
3. **2018-0039-V      314 S. Waccamaw Avenue (TMS# 11309-09-08)** Variance to the fence height requirement (Robert Swain, Swain Contracting LLC) (RS-3, -CC)
4. **2018-0040-V      612 LaBruce Lane (TMS# 13807-03-16)** Variance to the fence height requirement (David Harris, Payload Construction) (RS-2, -CC)
5. **2018-0044-V      170 Pontiac Business Center Drive (TMS# 25714-01-04)** Variance to the off-street parking requirement (Dail Longaker, Nai Avant) (M-1)

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

**Motion by Mr. Dinkins, Jr. to approve the Consent Agenda subject to any and all staff comments.**

**Motion seconded by Mr. McKnight. Motion passes 5-0.**

**III. REGULAR AGENDA**

**A. OLD BUSINESS**

- 6. 2018-0035-SE 3421, 3423, 3423 ½ N. Main Street (TMS# 09112-08-03, 04, & 05)**  
Special Exception to expand an existing residential care facility – Providence Home (John Powell, Seed Architecture, LLC) (MX-1, -NC)

Rachel Bailey, zoning administrator, introduced the request.

John Powell of Seed Architecture, architect for the project, presented the request to expand an existing residential care facility to allow for an increase in the number of male residents. Parking, setbacks and all other requirements are correct and in order.

Rob Settle, executive director of Providence Home, provided background on the home which has served the community for over 30 years and will continue to do so.

Mr. Powell then reviewed the criteria for a special exception.

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

Jim Daniel, commercial real estate broker, supported the transaction  
Jannie Nelson, Hyatt Park Neighborhood member, supported the request  
Lance Folsom, Seminary Ridge resident, voiced concerns regarding the request  
Steve Gentino, resident, voiced support of the request

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

**Motion by Mr. McKnight to approve the Providence Home request for special exception subject to staff comments and testimony of the applicant.**

***Motion seconded by Mr. Salley. Motion approved 5-0.***

**B. NEW BUSINESS**

- 7. 2018-0041-V 1909 Washington Street (TMS# 11406-02-17)** Variance to the front yard setback requirement (D. Mikulski, Near Zero Energy Homes LLC) (RG-3)

Rachel Bailey, zoning administrator, introduced the request.

David Mikulski, applicant, presented the request for variance to the front yard setback of a proposal of 12 feet to construct a single-family home. Mr. Mikulski reviewed the criteria for a variance.

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

**Motion by Mr. Salley to approve the application based upon the testimony of the applicant, his written application and subject to any of the conditions in the application that were presented by staff.**

***Motion seconded by Mr. Dinkins, Jr. Motion carries 5-0.***

8. **2018-0043-SE 2469 Millwood Avenue (TMS# 11410-11-09)** Special exception to allow a two-family residential use in a commercial district (Christopher Cox) (C-3)

Rachel Bailey, zoning administrator, introduced the request.

Christopher Cox, applicant, presented the request for special exception to convert the existing single-family home into two dwelling units. Mr. Cox reviewed the criteria required for a request for special exception.

Members of the public were invited to speak in favor or in opposition of the request.  
(Olufemi)Femi Olulenu, resident, voiced opposition to the request

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

**Motion by Mr. Salley to deny the request for special exception as it is felt the applicant has not demonstrated that he has met the criteria for a special exception to construct a duplex in general commercial property. It is felt that no stipulations can be placed on the approval of the request at this time to make it feasible for the property to be in conformance.**

**Motion seconded by Mr. Dinkins, Jr. Motion carries 4-1 with Mr. McKnight in opposition.**

9. **2018-0028-SE 1004 Pine Street (TMS# 11410-22-21)** Special exception to change a nonconforming use within a design preservation district (Paul Hardaway) (RS-3, -DP)

Rachel Bailey, zoning administrator, introduced the request to convert an existing triplex into a duplex.

Will Dillard of Belser & Belser Law Firm, represented the applicant, Paul Hardaway. Mr. Dillard spoke on the request, and reviewed the criteria required for a special exception.

Mr. Hardaway spoke on his plans for the property. He has met with the neighborhood and home owners association.

Members of the public were then invited to speak in favor or in opposition of the request.  
(Olufemi)Femi Olulenu, resident, voiced support of the request

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

**Motion by Mr. Dinkins to allow and approve the special exception to change the non-conforming use for the property on Pine Street from a triplex to a duplex subject to any and all staff comments.**

**Motion seconded by Mr. Salley. Motion passes 5-0.**

V. **OTHER BUSINESS**  
**Continuing education**

Andrea Wolfe, Land Use Board Coordinator, spoke on 2018 required orientation training and continuing education

**V. ADJOURNMENT**

***There being no further business, motion to adjourn by Mr. Salley.  
Meeting adjourned at 11:35AM.***

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