
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES
August 14, 2018 - 10:00 AM

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

In attendance: Gene Dinkins, Jr., Reggie McKnight, Marcellous Primus, Chuck Salley, George Schafer, Jenna Stephens

Absent: Josh Speed

Staff: Rachel Bailey, Hope Hasty, Erica Jaen, Andrea Wolfe, Johnathan Chambers, Scott Holder

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Rachel Bailey, zoning administrator, noted that item 5, 1213 Heidt Street had been withdrawn at the request of the applicant prior to the meeting. Ms. Bailey reviewed the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. **Approve July 10, 2018 Minutes**

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. **2018-0051-SE 2301 Devine Street (TMS# 11312-03-09)** Special exception to permit miscellaneous personal services (waxing salon) (Claudinea Rissardi, Brazilian Wax and Spa by Claudia)(C-2)
3. **2018-0054-V 414 Ott Road (TMS# 13803-07-15)** Variance to side yard setback requirement to construct an addition for a single-family residence (Steven Lynn and Pete Sercer) (RS-3, -CC)
4. **2018-0055-V 517 S. Waccamaw Avenue (TMS# 11212-09-10)** Variance to the secondary front yard setback to construct an addition for a single-family residence (Anthony John Purvis, Anthony John Construction) (RG-2)
5. **2018-0061-SE 1213 Heidt Street (TMS# 11410-01-15)** Special exception to establish a religious organization (Willie Williams, Jr., First Nazareth Baptist Church) (RG-2, -DP)
6. **2018-0066-V 214 Wayne Street (TMS# 08913-12-10)** Variance to off-street parking requirement (Richard Burts) (M-1, -PD, -DP, -CC)

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

Motion by Mr. Salley to approve the Consent Agenda subject to comments of staff and the applicant's written testimony.

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

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

- 7. 2018-0052-SE 631 Whaley Street (TMS# 08913-13-04)** Special exception to permit a liquor store (Hashmukhbai Parekh) (M-1, -PD)

Rachel Bailey, zoning administrator, introduced the request.

Sachini Bandara represented the applicant, and presented the request to combine the two buildings to establish a liquor store. Ms. Bandara reviewed the criteria required for a special exception.

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

Vi Hendley, chairperson and representative for the Olympia Residents Council, voiced opposition of the request

Robert Guild, president of the Granby Hill Alliance, spoke in opposition of the request

Larry Gamble, resident and neighboring church member, voiced opposition of the request

Melissa Ligon, resident, spoke in opposition

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

Mr. Dinkins, Jr. felt all the specific criteria could not be met. In addition, the proximity to the church across from 701 Whaley Street, the site being literally nestled between two parks and greenspace; it is not in character with the adjacent neighborhoods' overall plans, therefore it is not appropriate for this location. He also felt that in requesting a special exception, and as no attempt was made to meet with the basic neighborhood associations, that was 'a red flag' in itself.

Mr. Primus had to leave chambers for a brief time, however quorum was retained.

Motion by Mr. Dinkins, Jr. to deny the special exception to permit a liquor store at the site of 631 Whaley Street.

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

Mr. Primus returned to the hearing during the presentation/discussion of item 8, 2826 Two Notch Road.

8. 2018-0053-SE 2826 Two Notch Road (TMS# 11613-09-01) Special exception to permit mini-warehousing (Carlos Vizacarra, U-Haul) (C-3, RS-2)

Rachel Bailey, zoning administrator, introduced the request.

Zakee Roberts, applicant, presented the request for special exception at the former Pullium Ford/Dick Smith dealership. The proposal is to revitalize the existing buildings to operate a U-Haul Store that also includes self-storage mini warehouses.

Mr. Roberts reviewed the criteria required for a special exception.

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

Diane Wiley, president of the Belvedere Community Organization, voiced strong support of the request. The applicant met with the neighborhood and discussed the proposal prior to presentation of the request.

Kate Bolden, Belvedere Community Organization member, spoke in support of the request

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

Motion by Mr. Dinkins, Jr. to approve the request the request for special exception to permit mini-warehousing on site at 2826 Two Notch Road.

Motion amended to include subject to any staff comments.

Motion seconded by Mr. Primus. Motion carries 6-0.

9. 2018-0062-SE 2128 Sumter Street (TMS# 09016-09-23) Special exception to permit an alternative parking surface (Cason Development Group) (MX-1, -NC)

Rachel Bailey, zoning administrator, introduced the request. Ms. Bailey noted what is being reviewed is the use of crush and run versus regular improved paving. No site plan is required with this application, the layout of the parking lot and compliance with code will be reviewed by staff.

Frank Cason, applicant, presented the request. Mr. Cason reviewed the criteria for a special exception.

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

Will Thrift, president of Cottontown Neighborhood Association, spoke. The neighborhood was not speaking for or against the request, however voiced concerns about the development of the property as proposed with: impact of stormwater runoff on the neighborhood, how potential establishment of a handicapped parking space will be handled, and how the crush and run would be contained to minimize mitigation; as well as concerns with buffers.

Ms. Bailey stated the parking lot must comply with all City codes and ordinances.

Mr. Cason addressed neighborhood concerns and said discussions had been held with the neighborhood.

Patti Marinelli, Cottontown neighborhood resident, voiced support of the project however voiced some concerns with use of crush and run, requesting more information on the application and use of crush and run.

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

Motion by Mr. Salley to approve the amendment based on the applicant's testimony and subject to the terms and conditions of staff's comments.

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

IV. OTHER BUSINESS

None

V. ADJOURNMENT

***There being no further business, motion to adjourn by Mr. Salley
Motion seconded by Mr. McKnight. Meeting adjourned at 11:00AM.***

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