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**CITY OF COLUMBIA**  
**BOARD OF ZONING APPEALS MINUTES**

**January 8, 2019 - 10:00 AM**

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

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**In attendance:** Chuck Salley, Reggie McKnight, Marcellous Primus, George Schafer, Josh Speed, Jenna Stephens

**Absent:** Gene Dinkins, Jr.

**Staff:** Rachel Bailey, Hope Hasty, Erica Jaen, Andrea Wolfe, Willie Wilson, Michael Lizewski

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

Chuck Salley, chair, called the meeting to order at 10:05AM. 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 changes to the agenda since publication. She proceeded with review of the meeting format and consent agenda.

**II. CONSENT AGENDA**

**A. APPROVAL OF MINUTES**

- 1. Approve December 11, 2018 Minutes**

**B. OLD BUSINESS**

**NONE**

**C. NEW BUSINESS**

- 2. 2018-0112-V 121 Shop Road EXT (TMS# 16200-04-18)** Variance to the off-street parking requirement for warehousing use (Hoyt C. Burnett, The Landplan Group South) (M-1)
- 3. 2018-0119-SE 1401 Laurel Street (TMS# 09015-06-11)** Special exception to establish a miscellaneous personal service (event space) (Wanda Gale Breedlove) (C-1, -DD, -DP-LM01, -DP-LMD01)
- 4. 2018-0120-V 1401 Laurel Street (TMS# 09015-06-11)** Variance to the off-street parking requirement for a miscellaneous personal service (event space) (Wanda Gale Breedlove) (C-1, -DD, -DP-LM01, -DP-LMD01)
- 5. 2018-0121-SE 505 Tyler Street (TMS# 13801-14-04)** Special exception to permit a day care (Dora Guzman) (RS-2)
- 6. 2018-0124-V 4 Lake Point Road (TMS# 16602-03-03)** Variance to front yard setback requirement for a single family residence (Brian M. Boyer) (RS-1, -FP)
- 7. 2018-0125-V 2112 & 2114 Sumter Street (TMS#s 09016-09-19 & 09016-09-20)** Variance to the buffer yard requirement for an office use (Hoyt C. Burnett, The Landplan Group South) (MX-1, -NC)
- 8. 2018-0126-V 2112 & 2114 Sumter Street (TMS#s 09016-09-19 & 09016-09-20)** Variance to the off-street parking requirement for an office use (Hoyt C. Burnett, The Landplan Group South) (MX-1, -NC)
- 9. 2018-0127-SE 2112 & 2114 Sumter Street (TMS# 09016-09-19 & 09016-09-20)** Special exception to permit an alternative parking surface (Hoyt C. Burnett, The Landplan Group South) (MX-1, -NC)

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

**Motion by Mr. Schafer to approve the Consent Agenda subject to any staff comments.**

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

### **III. REGULAR AGENDA**

- 10. 2018-0101-SE 3624 Rosewood Drive (TMS# 13805-01-03)** Special exception to construct a 100' stealth Wireless Telecommunications Facility (Cell Tower) (Jonathan L. Yates on behalf of optima Towers IV) (C-2)
- 11. 2018-0111-SE 3038 Bronx Road (TMS#s 11614-09-07 & 11614-09-20)** Special exception to establish a towing Service (Daryl Elgin, Elgin's of Columbia, Inc.) (C-3)

Rachel Bailey, zoning administrator, introduced the request to establish an automotive towing service at 3038 Bronx Road & W/S Belvedere Drive.

Ian McVey, Columbia attorney representing the applicant, gave a brief overview of the project and provided informational packets to the board.

Daryl Elgin, applicant, presented the request and reviewed the criteria required for a special exception.

Members of the public were invited to speak regarding the request.

In opposition:

Diane Wiley, president of the Belvedere Neighborhood Association  
Florence Butler, resident  
Katie Boldin, resident  
Ron Sewell, resident  
Jamie White, neighboring business owner  
Reverend Simon, resident

Rebuttal by Mr. McVey and Mr. Elgin.

Carlisle Fogle, property owner, 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 deny this application for a towing service.**

**Motion seconded by Mr. Primus. Motion for denial approved 4-2 with Mr. Primus, Mr. McKnight, Ms. Stephens, and Mr. Schaffer in favor of denial; and Mr. Salley and Mr. Speed in opposition of denial.**

- 12. 2018-0122-SE 7509 Garners Ferry Road, Suite J (TMS# 16311-02-04)** Special exception to permit a liquor store (Corrie Wilder) (C-3)

Rachel Bailey, zoning administrator, introduced the request to establish a liquor store.

Corrie Wilder, applicant, presented the request. Ms. Wilder said she was approached by surrounding neighbors to open a liquor store in this area, and followed all the state required steps to open a liquor store. She is now requesting a special exception and proceeded with review of the criteria required.

**Motion by Mr. Salley to approve the request for special exception based on the applicant’s testimony and written application, and subject to all comments by staff.**

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

**13. 2018-0123-V 1525 Westminster Drive (TMS# 11412-05-04)** Variance to fence height requirement (B. E. O. P. S.)

**DEFERRED**

**14. 2018-0128-SE NE/S Garners Ferry Road (TMS# 16315-02-02)** Special exception to Permit a multifamily development (T. Kevin Connelly, Connelly Development, LLC) (C-3)

Rachel Bailey, zoning administrator, introduced the request for special exception to permit a multifamily development.

Kevin Connelly, Connelly Builders and Development, presented the request. Mr. Connelly reviewed the criteria required for a special exception.

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

Ms. Bailey stated for the record that any multifamily development on this parcel would present to the Planning Commission for formal site plan review.

**Motion by Mr. Salley to approve this request based on the applicant’s testimony and written application, and subject to all comments by staff.**

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

**IV. OTHER BUSINESS**

**None**

**V. ADJOURNMENT**

***There being no further business, motion to adjourn by Mr. Salley.  
Meeting adjourned at 11:25AM.***

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