
CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

June 4, 2020 – 4:00 PM

Virtual Meeting

In attendance: Gene Dinkins, Jr., Chuck Salley, John Gregory, Marcellous Primus, George Schafer, Josh Speed, Jenna Stephens

Absent: None

Staff: Rachel Bailey

I. CALL TO ORDER and DETERMINATION OF QUORUM

Rachel Bailey, Zoning Administrator, explained the format of the meeting. She stated that the public had the ability to call in and be placed in the queue to speak, leave a message to be read into the record, or send an email which would be read into the record.

Chuck Salley, chair, called the meeting to order at 4:00 PM. Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff. Quorum was confirmed.

Rachel Bailey, zoning administrator, proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve May 7, 2020 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. 2020-0026-SE 403 S Waccamaw Avenue (TMS# 11309-13-03) Special Exception to permit detached single-family dwelling in a commercial district (Kay Muri, ERA Wilder Realty) (C-2)

Motion by Mr. Gregory to approve the Consent Agenda subject to staff comments.

Motion seconded by Mr. primus. Motion passes 7-0.

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

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3. **2020-0027-SE** **2809 and 2901 Rosewood Drive (TMS#11314-08-08 and 11314-09-09)** Special Exception to permit multifamily use within a commercial district (Cason Development Group) (C-3, (p) RS-3 & -CC)
4. **2020-0028-SE** **2809 and 2901 Rosewood Drive (TMS# 11314-08-08 and 11314-09-09)** Special exception to permit a shared parking arrangement for a mixed-use development (Cason Development Group (C-3, (p) RS-3 & -CC)

Ms. Bailey allowed Ms. Stephens to put into record her recusal from discussion and vote for items #5 and #6 because she had contact with a citizen of the area expressing opposition regarding the Rosewood drive project.

Mr. Dinkins put into record that his company, Cox & Dinkins, surveyed and prepared the plat for the property but had no other future involvement in the project planned. Mr. Dinkins then asked if any Board member had any issue with the minimal involvement his company had with the property. As no board member had an issue, Mr. Dinkins did not recuse himself from the cases #5 and #6.

Ms. Bailey reiterated the outline of the meeting including the public input aspect and then introduced the request for both special exceptions. Ms. Bailey then asked the board if they preferred to hear the cases separately or together since the public input does overlap. Mr. Salley suggested they hear both cases and then vote separately after Board discussion. All members agreed to hear the cases together.

Frank Cason of Cason Development Group provided a project summary for special exception to permit a multifamily use with in a commercial district and the special exception to permit a shared parking arrangement for a mixed-use development.

Mr. Cason provided information that he had met with multiple residents and community leaders in regards to the project. He stated that the proposed project will be a renovation of the existing church into residential units. Parking will be provided in the front and left side of renovated building. They will renovate the gym building into retail space and add another +/- 8,000 sqft. 2 story mixed-use building with 4 residential units on 2nd floor. That totals 47 overall residential units for the project. Mr. Cason stated that with regards to the shared parking, the parking analysis shows the peak parking times.

Members of the community were invited to speak in favor of or opposition of the request and letters of opposition or support were read into the record:

In opposition/deferral:

Kelly Salehi, resident

Todd Mathis, resident

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Tom Farr, resident
Thomas Mann, resident
Moe Baddourah, speaking for Shandon residents
John Meyers, President of Shandon Neighborhood Council
Thomas Beard, resident
Joel Copeland, resident
Elizabeth Elijah, resident
Erin Cook, resident
Matthew Myers, resident
Danny Silvester, resident
Teri Callen, resident
Kathleen Warthen, resident

In favor:

Bob Morgan, Pastor of the Rosewood Baptist Church
Harry Langley, Business Administrator for the Rosewood Baptist Church
Kathleen McDaniel, Attorney for Leah and Adam Schor
Matthew Marcom, President Greater Rosewood Merchant Association
Chase Campolong, resident
Emile DeFelice, resident
Rosewood Community Council

Comments submitted on public input site were also read into record.

As no one else spoke in favor or opposition of the requests, applicant was given time for rebuttal and then testimony closed for Board discussion.

Motion by Mr. Salley to approve the special exception to permit a multifamily use within a commercial district, 2020-0027-SE subject to all comments of staff and pursuant to all terms of the application and presentation of applicant.

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

Motion by Mr. Salley to approve the special exception for shared parking arrangement for mixed-use development, 2020-0028-SE, subject to all comments of staff and pursuant to all terms of the applications and presentation of applicant.

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

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Ms. Stephens resumed her seat on the Board.

IV. OTHER BUSINESS

V. ADJOURNMENT

**Motion to adjourn the meeting by Mr. Gregory.
Motion seconded by Mr. Salley. Motion passes 7-0.
Meeting adjourned at 6:35 PM.**