
CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

July 2, 2020 – 4:00 PM

Virtual Meeting

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

Absent: Chuck Salley

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.

Gene Dinkins, Jr., vice-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 June 4, 2020 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. **2020-0029-SE** **2604 Devine Street (TMS# 11316-11-02)** Special exception to permit miscellaneous personal services (spa and hair removal services) (Brandy Pound, The Skin Studio Day Spa, LLC) (C-2, (p) PUD-R, -CC)
3. **2020-0032-SE** **1500 Hallbrook Drive (TMS# 19100-02-06)** Special exception to expand an existing elementary and secondary school (Erika Senneseth, Sandhills School) (RS-2)
4. **2020-0033-V** **1500 Hallbrook Drive (TMS# 19100-02-06)** Variance in off-street parking requirement for existing elementary and secondary school (Erika Senneseth, Sandhills School) (RS-2)
5. **2020-0034-SE** **5490 Forest Drive (TMS# 16710-02-02)** Special exception to establish a drive-through facility (automatic carwash) (Alden Livingston, Jacob Rice Engineering, LLC and Mike Roper, Time to Shine Car Wash, Inc.) (C-3)

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

Motion seconded by Ms. Stephens. Motion passes 6-0.

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III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

- 3. 2020-0027-SE +/- 1.9 acre portion of S/S Fort Jackson Boulevard (TMS# 16503-05-04(p))** Special exception to establish a gasoline service station and convenience store (QuikTrip Corporation) (C-3, -FP)

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 allowed Ms. Stephens to recuse herself from item #3.

Paulette Morin, Real Estate Project Member for QuikTrip, provided a project summary for special exception to establish a gasoline service station and convenience store.

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:

Opposition – Testimony and Letters Received:

Edmond Melkomian, resident
Charlie, Terrani, resident
Warren Mora, resident
Julie Nelson, resident
George Jameson, resident
Hope Komar, resident,
Katherine Stewart, resident
Phil Muhlenkamp, President of King’s Grant Homeowners Association
Alexandria, Julia, and Dr. Jochen Lauterbach

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.

Mr. Tyler Clark, District One Permit Engineer with SCDOT provided information that SCDOT is in receipt of community concerns and they are expecting a master traffic impact study for the

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overall properties as a master development and at this stage the QT traffic plans are in compliance with SCDOT expectations.

Testimony closed for Board discussions.

Motion by Mr. Gregory to approve the special exception to establish a gasoline service station within a commercial district subject to all comments of staff and pursuant to all terms of the application and presentation of applicant.

Motion seconded by Mr. Speed. Motion passes 3-2, with Mr. Primus and Mr. Schafer in opposition.

Motion by Mr. Gregory to approve the special exception to establish a convenience store subject to all comments of staff and pursuant to all terms of the applications and presentation of applicant.

Motion seconded by Mr. Speed. Motion passes 3-2 with Mr. Primus and Mr. Schafer in opposition.

Ms. Stephens resumed her seat on the Board.

- 4. 2020-0028-SE 930 Gracern Road (TMS# 07301-02-05)** Special exception to establish an automotive towing service (Robert F. Fuller for Carolina Paint & Body) (C-3)

Ms. Bailey introduced the request for special exception and read into record the applicant's addendum submitted before the meeting after applicant's audio failed to connect.

Ms. Bailey then called the applicant on the phone and placed him on speaker phone.

Mr. Fuller, applicant, joined the discussion.

As no one spoke in favor or opposition of the requests, testimony closed for Board discussions.

Motion by Ms. Stephens to approve the special exception to establish an automotive towing service subject to all comments of staff and pursuant to all terms of the applications and presentation of applicant.

Motion seconded by Mr. Primus. Motion passes 6-0 with Mr. Primus and Mr. Schafer in opposition.

IV. OTHER BUSINESS

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V. ADJOURNMENT

**Motion to adjourn the meeting by Mr. Schafer.
Motion seconded by Ms. Stephens. Motion passes 6-0.
Meeting adjourned at 5:40 PM.**