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# CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

February 4, 2021 – 4:00 PM

Virtual Meeting

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**In attendance:** Gene Dinkins, Jr., John Gregory, Jenna Stephens, Kathryn Fenner, John Guignard

**Absent:** Marcellous Primus

**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., chair, called the meeting to order at 4:00 P.M.

Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff.

## II. CONSENT AGENDA

### A. APPROVAL OF MINUTES

#### 1. Approve January 4, 2021 Minutes

### B. OLD BUSINESS

NONE

### C. NEW BUSINESS

2. **2020-0087-SE**      **919 True Street Unit D (TMS# 16408-01-03)** Special exception to permit a day care facility (Talisha B. Scott, Creative Kids Child Care Center) (C-1)
3. **2021-0001-SE**      **7451 Garners Ferry Road (p/o) (TMS# 16312-01-08)** Special exception to establish an automotive repair service (Bill Stern, Stern & Stern Garners Ferry Properties, Inc.) (C-3)
4. **2021-0003-SE**      **919 True Street Unit I (TMS# 16408-01-03)** Special exception to permit a barbershop (Joseph Myers, Elite Kutz, LLC) (C-1)
5. **2021-0004-SE**      **919 True Street Unit B5 (TMS# 16408-01-03)** Special exception to permit a beauty shop (Charmaine McKinley, T.M.C. Hair Clinic, LLC) (C-1)
6. **2021-0007-SE**      **3725 N. Main Street (TMS# 09209-18-02)** Special exception to permit an alternative parking surface (Richard Nodden, Nodden Business Service, LLC) (MX-1, -NC)
7. **2021-0009-SE**      **919 True Street Unit G (TMS# 16408-01-03)** Special exception to establish a miscellaneous retail store (arts & crafts) (Fiona L. Moore, Fee & Tee's, LLC) (C-1)

**Motion by Ms. Fenner to approve the Consent Agenda subject to staff comments.**

**Motion seconded by Ms. Stephens. Motion passes 5-0**

## III. REGULAR AGENDA

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**A. OLD BUSINESS**

**NONE**

**B. NEW BUSINESS**

- 8. 2021-0002-V      1225 N. Beltline Boulevard (TMS# 13909-04-03)** Variance to the maximum fence height requirement (Michael Kamis) (RS-1)

Ms. Bailey reiterated the outline of the meeting including the public input aspect and then introduced the request for the variance.

Michael Kamis, applicant, provided a summary of the proposed project and explained the need for the higher fence which included privacy and safety required for the installation of a new pool and noise pollution.

Members of the community were invited to speak in favor of or opposition of the requests.

In favor:

Sara Pope, resident

Testimony closed for Board discussion.

**Motion by Ms. Fenner to approve the variance request subject to all staff comments pursuant to all terms of the application and presentation of applicant with the added language to include a buffer of natural plant materials should be maintained/provided to the extent possible within limitations of SCDOT right-of-way.**

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

- 9. 2021-0005-V      231 S. Bull Street (TMS# 11305-12-09)** Variance to the maximum fence height requirement (Ryan M. Chadwick) (RG-1, -CC)

Ms. Bailey introduced the request for the variance.

Ryan Chadwick, applicant, provided a summary of the proposed project and explained the need for the higher fence due to the topography of the lot and the resulting privacy issues.

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

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

**Motion by Mr. Gregory to approve the variance subject to all staff comments and pursuant to all terms of the application and presentation of applicant.**

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

**V. OTHER BUSINESS**

**NONE**

**VI. ADJOURNMENT**

**Motion to adjourn the meeting by Ms. Fenner  
Motion seconded by Mr. Gregory. Motion passes 5-0.  
Meeting adjourned at 4:30 P.M.**