
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES
AUGUST 13, 2013- 10:00 AM

Eau Claire Print Building
3907 Ensor Avenue • N. Main Street and Monticello Road • Columbia, SC

In attendance: Patricia Durkin, Dr. Pat Hubbard, Reggie McKnight, Calhoun McMeekin, Chuck Salley, Preston Young

Absent: Ernest Cromartie, III, Reggie McKnight

Staff: Brian Cook

I. CALL TO ORDER and DETERMINATION OF QUORUM

Patrick Hubbard, vice chairperson, called the meeting to order at 10:00 AM, and introduced the members of the Board of Zoning Appeals (BOZA).

Motion by Mr. Hubbard to adjourn the meeting to go into Executive Session.

II. EXECUTIVE SESSION

Discussion of a matter covered by attorney-client privilege regarding assertion of claims against the board.

Meeting resumed for regular business at 10:23 AM. Dr. Hubbard explained the purpose and role of the Board of Zoning Appeals; reviewed general housekeeping rules; speakers sworn in.

Brian Cook, Zoning Administrator, Planning and Development Services Department, reviewed the items on the Consent Agenda.

II. CONSENT AGENDA

A. OLD BUSINESS

None.

B. NEW BUSINESS

1. **13-048- SE Dist. 2 600 Bush River Road (TMS# 07304-06-02A, -02B)**
Special Exception to establish a drive-through facility (Jeremy Reaves) (C-3 pending)
2. **13-051-V Dist. 2 2100 Two Notch Road (TMS# 11509-02-09, -10, -11)**
Variance to front and secondary front yard setback requirements to construct a canopy (City Gas)(C-3).

Motion by Mr. McMeekin to approve Consent Agenda items subject to any exhibits and conditions that may be found within the case summary for that application and to adopt as the findings of the Board, those findings in each case prepared by Staff, also found within each case summary; *seconded by Mr. Young.*
Consent Agenda items approved 5-0.

III. REGULAR AGENDA

A. OLD BUSINESS

None.

B. NEW BUSINESS

3. 13-047-SE ~~Dist. 4~~ **4326 Fort Jackson Boulevard (TMS# 13814-10-03)** Special Exception to establish a drive-through facility (Bill Owen) (C-3, -FP)
4. 13-049-SE **Dist. 3** **2930 Devine Street (TMS# 13804-17-01)** Special Exception to establish a wine and spirits store (liquor store) (Long Bay Works, LLC) (C-2)

James Bigby, applicant, provided background on the request. Mr. Bigby stated the store will not use the three big red dots signage; and will not sell lottery tickets, tobacco products, or gift items such as corkscrews, drinking glasses, etc. It will be an upscale wine and spirits retail store. He reviewed the criteria required for special exception, and agreed that approval, if granted, would be conditional to certain comments/statements made.

No one spoke in favor or opposition of the request.

Testimony closed for Board discussion.

Motion by Mr. Hubbard to grant the request for special exception for 2930 Devine Street to establish a wine and spirits store because testimony has indicated:

- there is no impact of the proposal upon on traffic;*
- no impact on vehicular and pedestrian safety;*
- impact of the proposal is neutral in terms of noise, lights, fumes, or obstruction of air flow upon adjoining property;*
- it will not impact the aesthetic character of the environs, based on testimony, is sounds as if it will be an improvement;*
- there will be no change in orientation and spacing of improvements or buildings;*
- the proposal appears to be in the public interest; and*
- approval is conditional upon Attachments A and D; where there will be no red dots unless required by state law, and no posters in the windows pertaining to items for sale through the shop.*

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

5. 13-050-SE **Dist. 3** **413-431 South Maple Street and 2807 Ocoola Street (TMS# 11313-20-11, -12, -13, -14)** Special Exception to expand an elementary school (Karen Kuse, Montessori School of Columbia) (RS-3, -CC)

Karen Kuse, Director, Montessori School of Columbia, spoke on plans for the school's expansion. Of the two most recently purchased homes for expansion, one has been demolished and the other is up for sale and relocation as the Design Development Review Commission denied the request for demolition at their August 8, 2013 meeting. The school is proposing a 4,900 sq. ft. one-story new classroom building on the site to accommodate up to 20 students. The school is in the middle of a commercial area, surrounded by businesses located within houses.

She reviewed the criteria required for special exception, and voiced no opposition to approval being conditioned on the size of the building being limited to no larger than 5,000 sq. ft.

No one spoke in favor or opposition of the request.

Testimony closed for Board discussion.

Motion by Mr. Hubbard to grant the request for special exception for 713-431 South Maple Street and 2807 Ocoola Street to expand an elementary school based on applicant testimony that:

there will be very little impact of the proposal upon on traffic; or on vehicular and pedestrian safety as the school has a drop off and pick up area designed to address these problems;
there is no impact of the proposal in terms of noise, lights, fumes, or obstruction of air flow upon adjoining property;
it will improve the aesthetic character of the environs; and the orientation and spacing of improvements or buildings;
the proposal will contribute to the public interest; and
approval is conditioned upon the new building being approximately the size and scale as presented.

Motion seconded by Mr. Salley. Motion approved 5-0.

IV. OTHER BUSINESS

Approve July 9, 2013 Minutes

Motion to approve the July 9, 2013 by Mr. Salley, seconded by Mr. McMeekin. Minutes approves 5-0.

V. ADJOURNMENT

There being no further business, the August 13th, 2013 meeting was adjourned at 11:09 a.m.

Respectfully submitted by Andrea Wolfe
Sr. Admin. Secretary
Planning and Development Services Department
City of Columbia