
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES
AUGUST 12, 2014- 10:00 AM

City Hall Council Chambers
1737 Main Street • Columbia, SC

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

Staff: Brian Cook, Andrew Livengood, Andrea Wolfe

I. CALL TO ORDER and DETERMINATION OF QUORUM

Ernest Cromartie, chairperson, called the meeting to order at 10:10AM, and introduced the members of the Board of Zoning Appeals (BOZA).

II. APPROVAL OF MINUTES

Approve July 8, 2014 Minutes

Motion by Mr. Young to approve the July 8, 2014 Minutes; seconded by Mr. Hubbard and McKnight. Motion approved 7-0.

III. CONSENT AGENDA

A. OLD BUSINESS

None.

B. NEW BUSINESS

- 1. 14-033-SE Dist. 2 2405 and NX2405 Two Notch Road (TMS# 11511-11-05 and -09)** Special Exception to allow non-emergency medical transportation service (Pat Hickson, Capital City Ambulance, Incorporated) (C-3)
- 2. 14-034-SE Dist. 2 2600 Barhamville Road (TMS# 11512-01-31)** Special Exception to expand an elementary school (Gerald E. Lonon, Pace Engineering Consultants, Inc.) (RS-3)

Motion by Mr. Hubbard to approve the Consent Agenda 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 item approved 7-0.**

IV. REGULAR AGENDA

A. OLD BUSINESS

3. 14-032-SE Dist. 2 907 Senate Street and 1007 Park Street (TMS# 08916-02-02 and 08916-10-02, -10, -11, -12, -15, -16) Special Exception to expand permitted leased remote parking for a mixed use development (Tim Sittema, C4 Gervais, LLC) (M-1, -DD, -DP and C-4, -DD)

Withdrawn by applicant

B. NEW BUSINESS

4. 14-035-V Dist. 4 1329 Palmer Road (TMS# 13905-06-02) Variance to the Secondary Front Yard requirements to build a car port (Fred and Eugenia Hardwick) (RS-1)

Fred Hardwick, property owner, presented on his request and reviewed the criteria required for a variance. Mr. Hardwick said no opposition was received from neighbors.

Jeff Lewis, architect for the project, spoke on the design and layout of the proposal.

No one spoke in favor or opposition of the request. Testimony closed for Board discussion

Motion by Mr. Salley to grant the request for variance at 1329 Palmer Road based on the applicant's testimony and restrictions that the garage not be used as a storage unit for lawnequipment, etc. There are extraordinary and exceptional conditions as the current garage is encroaching. The applicant is not requesting an increase, but to maintain the same level from the road which is as far as can be done from a construction standpoint. It will also be a benefit from a safety standpoint of being able to back-out of the carport without having to cross two lanes of traffic to turn the car around. And any other conditions as requested by staff.

Motion seconded by Mr. McMeekin. Motion approved 7-0.

For clarification, Mr. Salley stated approval was conditioned that there be no outside storage of any lawn equipment.

Mr. Cromartie restated that the motion made by Mr. Salley included a variance, as well as the second from Mr. McMeekin which included a variance. He asked for another vote by the Board.

Motion approved 7-0, request for variance granted.

5. 14-036-V Dist. 1 2500-2510 Main Street (TMS# 09109-09-06 and 09113-01-04) Variance to the parking requirements for multifamily residences (Ray Design Development) (MX-1, -NC)

Brian Ray, Ray Design Development, architect for the project spoke on both the requests for variance at 2500-2510 Main Street.

Mr. Ray requested item 6, a request for variance to the buffer yard for a multifamily development be withdrawn as he found an alternate solution. He stated he had two different options for the request for variance to the parking requirements that had not been presented or reviewed by staff; but felt these would better address the needs of the public.

Board members felt the options needed to be discussed separately with staff, not at this meeting. The applicant was asked if he wanted to proceed with the request, or discuss the other options with staff and defer the request for variance to the parking requirements.

Mr. Ray stated he would like to defer the request for discussion with staff.

Motion by Mr. McMeekin to grant the applicant's request for deferral to a later date.

Motion seconded by Ms. Durkin.

Mr. Hubbard stated a large number of members of the public made a great effort to attend the meeting to speak on these requests. He thanked them for coming, and recognized the applicant's desire to bring business to the area, and encouraged communication with the neighborhood. He asked the public be patient with this process in working to make Columbia a better City.

Mr. Ray said he had spoken with the neighborhood via conference call, and met with them the day before.

Mr. Cromartie echoed Mr. Hubbard's comments and said he is glad to see active community participation, and strongly encouraged the applicant to work closely with staff and the neighborhoods to see if a solution can be found to benefit everyone; as it is especially noticed that this is a very strong, active community.

Motion to grant a deferral approved 7-0.

Mr. Cook advised members of the public that the next Board of Zoning Appeals meeting would be held on September 9th at 10 am in 3rd floor City Council Chambers if they wished to attend. He advised them to contact the Zoning department staff if they wished to receive a copy of the information packet or any additional information prior to this case.

- 6. 14-037-V Dist. 1 2500-2510 Main Street (TMS# 09109-09-06 and 09113-01-04)** Variance to the buffer yard requirements for a multifamily development (Ray Design Development) (MX-1, -NC)

Mr. Cook stated that item 6, **2500-2510 Main Street (TMS# 09109-09-06 and 09113-01-04)** Variance to the buffer yard requirements for a multifamily development, was withdrawn at the request of the applicant.

V. OTHER BUSINESS

VI. ADJOURNMENT

There being no further business, motion by Mr. Cromartie to adjourn the August 12th, 2014 meeting. Meeting adjourned at 10:54 a.m.

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