
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES
November 13 2018 - 10:00 AM
City Council Chambers
1737 Main Street, 3rd Floor • Columbia, SC

In attendance: Gene Dinkins, Jr., Reggie McKnight, George Schafer, Josh Speed, Jenna Stephens

Absent: Marcellous Primus., Chuck Salley

Staff: Rachel Bailey, Hope Hasty, Erica Jaen, Andrea Wolfe

I. CALL TO ORDER and DETERMINATION OF QUORUM

Gene Dinkins, Jr., vice-chair, served as chair for the meeting. Mr. Dinkins, Jr. called the meeting to order at 10:00AM. Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff. Quorum was confirmed. Applicants and others who wished to speak were sworn in.

Rachel Bailey, zoning administrator, noted item 9, case 2018-0101-SE, 3624 Rosewood Drive, Special Exception to construct a Wireless Communication Facility (Cell Tower) was deferred and would not be discussed at this meeting. She proceeded with review of the meeting format and consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve October 9, 2018 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

- 2. 2018-0097-V 1950 Gervais Street (TMS# 11405-11-38)** Variance to the amount of signage (O'Stanley "Chip" Smith, III) (C-3)
- 3. 2018-0098-V 1735 & 1745 Busby Street (TMS#s 11607-08-10 & 11)** Variance to the buffer transition yard requirement (Deborah A. Snow, McCreary/Snow Architects, PA / Architects Design Group) (RG-2)
- 4. 2018-0100-V 1601 Heyward Street (TMS# 11306-07-37)** Variance to fence height requirement (Quillin & Julie Davis) (RG-1, -DP)
- 5. 2018-0102-SE 1425 Richland Street (TMS# 09015-05-08)** Special exception to establish an Inn (Shanna Sheppard, Caballero, LLC dba 1425 Inn) (C-1, -DD, -DP)
- 6. 2018-0103-V 2300 Elmwood Avenue (TMS# 11505-05-01)** Variance to the off-street parking requirement for a multifamily development (Kenneth Blankenship, Prestwick Companies) (C-2)

No one requested that any item be removed from the Consent Agenda.

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

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

III. REGULAR AGENDA

A. OLD BUSINESS

7. 2018-0093-SE 621 Whaley Street (TMS# 08913-13-05) Special exception to establish a convenience store (S. Jahue Moore) (M-1, -PD)

Rachel Bailey, Zoning Administrator, introduced the request.

Josh Boltinhouse of Bobbitt Design Build, architect, presented the project. Mr. Boltinhouse addressed concerns of the Board from the previous meeting which were with regard to special exception criterion #3 and criterion and #6. Comments from the board and neighborhoods were taken into consideration and incorporated into the revised request.

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

Joe Weider, Mill District Alliance and Granby Mill Alliance, opposed
Vi Hendley, Mill district Alliance, opposed

Ms. Henley and Mr. Weider felt the existing houses on the property should be moved further back on the property at the expense of the property owner.

Ms. Bailey, noted for clarification:

- 1) The applicant discussed potential uses for the existing building once the convenience store moved over. Most existing uses suggested such as restaurant, retail, etc. would require further Board review, and would need to be discussed at a future BoZA meeting; and
- 2) The Mill district is not a regulatory device. The properties are located outside of an overlay that would require a demolition review prior to receiving a demolition permit.

Melissa Ligon, Olympia Mill resident, voiced opposition.

As part of the record, Ms. Ligon read a letter of opposition from Ryan Nevius, Granby resident
Richard Burts, resident, opposed
Josh Harding, PMC Property Group, opposed
Adam Nagler, Granby Mill District, opposed

Mr. Boltinhouse addressed concerns voiced by the residents regarding moving houses and design of the building.

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

Mr. Schafer felt some of the concerns raised were issues that did not require Board approval, and would put undue pressure on the applicant. He sympathized with the neighborhoods however felt the applicant made a good faith effort to address criterion #3 and #6 as required by a special exception, and therefore met the threshold required by this application.

Mr. Dinkins, Jr. agreed with comments made by Mr. Schafer, though felt the final decision made relied on the eight required criteria being met. He felt most of the criteria required for a special exception was met, but still felt that criterion #3 and #6 were not met. He voiced appreciation that the architects met with the neighborhood, though voiced concern that the property owner did not attend those meetings.

Motion by Mr. Dinkins, Jr. to deny the request for special exception to establish a convenience store on this property.

Motion seconded by Mr. McKnight. Motion passes 3-2. Ayes – Mr. Dinkins, Jr., Ms. Stephens, and Mr. McKnight. Nays – Mr. Schafer and Mr. Speed.

B. NEW BUSINESS

- 8. 2018-0096-SE 5011 Monticello Road (TMS # 09309-13-04)** Special exception to establish a laundromat. (Umbeshbhai Patel) (C-2)

Rachel Bailey, zoning administrator, introduced the request.

Umeshbhai Patel, applicant, presented the request to establish a coin-operated laundromat within an existing building that previously operated as a laundromat and barbershop, but has now been vacant for twelve months.

He then reviewed the criteria required for a special exception.

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

Deborah Stratton, realtor, spoke in favor of the request

As no one else spoke in favor or opposition of the request, testimony closed for board discussion.

Mr. Dinkins, Jr. confirmed that the property was posted properly, no complaints were received by staff.

Motion by Ms. Stephens to approve the application as presented.

Motion seconded by Mr. Schafer. Motion carries 4-1 with Mr. McKnight in opposition.

- 9. 2018-0101-SE 3624 Rosewood Drive (TMS# 13805-01-03)** Special exception to construct a 100' stealth Wireless Communication Facility (Cell Tower) (Jonathan L. Yates on behalf of Optima Towers IV) (C-2)

DEFERRED

IV. OTHER BUSINESS

None

V. ADJOURNMENT

There being no further business, motion to adjourn by Mr. McKnight.

Motion seconded by Mr. Schafer. Motion approved 5-0. Meeting adjourned at 11:02AM.

Respectfully submitted by Andrea Wolfe
Land Use Board Coordinator
Planning and Development Services Department
City of Columbia