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**CITY OF COLUMBIA  
BOARD OF ZONING APPEALS MINUTES**

**May 14, 2019 - 10:00 AM**

**City Council Chambers  
1737 Main Street, 3<sup>rd</sup> Floor • Columbia, SC**

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**In attendance:** Chuck Salley, Gene Dinkins Jr., Reggie McKnight, Marcellous Primus, George Schafer, Josh Speed, Jenna Stephens

**Absent:** None

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

**I. CALL TO ORDER and DETERMINATION OF QUORUM**

Chuck Salley, chair, 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, proceeded with review of the consent agenda.

**II. CONSENT AGENDA**

**A. APPROVAL OF MINUTES**

**1. Approve April 9, 2019 Minutes**

**B. OLD BUSINESS**

**NONE**

**C. NEW BUSINESS**

- 2. 2019-0022-SE      6420 Garners Ferry Road, N/E Thurston Street, NE/S Thurston Street, S/S Thurston Street (TMS# 16404-08-09, -10, -11, -12 & P/O 16404-08-02)** Special exception to permit alternative parking surface for temporary overflow lot (J.T. McAlister, Jr., Cedar Terrace Shopping Center) (C-3)
- 3. 2019-0023-SE      1801 Sunset Drive (1809 Sunset Drive) & 1820 Marshall Street (TMS# 11504-27-10 & P/O 11504-27-01)** Special exception to permit an alternative parking surface (Paul Bouknight, Prisma Health) (C-1)
- 4. 2019-0024-V      1501 McDuffie Avenue (TMS# 11411-05-38)** Variance to the secondary front yard setback requirement (Kerry Axtell, Mungo Construction, LLC) (RG-2)

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

Recusal by Mr. Dinkins, Jr. from discussion and vote on item #4, 1501 McDuffie Avenue; therefor two motions will need to be made.

**Motion by Mr. Dinkins, Jr. to approve the Consent Agenda subject to any and all staff comments.**

**Motion seconded by Mr. McKnight.**

**Motion amended by Mr. Dinkins, Jr. to approve items 1 through 3 on the Consent Agenda to include all staff comments.**

**Seconded by Mr. McKnight. Motion approved 7-0**

**Motion by Ms. Stephens to approve Consent Agenda item #4.**

**Motion seconded by Mr. McKnight. Motion approved 6-0.**

### **III. REGULAR AGENDA**

- 5. 2019-0019-V 2413 Dillon Street (TMS# 11410-08-08A & B)** Special exception to permit an automotive repair shop (Shannon T. Stokes) (C-3)

Rachel Bailey, Zoning Administrator, introduced the request.

Shannon Stokes, applicant, presented the request to permit an automotive repair shop in an existing car detailing shop.

Robert Stokes, the applicant's father, will be managing the property and has first hand knowledge managing the property. Mr. Stokes spoke on the request and reviewed the criteria required for a special exception.

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

**Motion by Mr. Dinkins, Jr. to approve the special exception to establish an automotive repair facility.**

**Motion seconded by Mr. Primus.**

**Amendment to the motion by Mr. Salley to add approval to comply with all comments of staff contained in the application.**

**Amendment accepted by Mr. Dinkins, Jr. Motion carries 7-0.**

- 6. 2019-0021-V 2801 School House Road (TMS# 11510-08-06)** Variance to sign display surface area and sign height for nonresidential use (Pastor Gino Jennings, First Church of Our Lord Jesus Christ, Inc.) (RG-1 & RG-2)

Rachel Bailey, Zoning Administrator, introduced the request. As the request is in two parts, two motions for variance can be made - one for display surface area and one for height.

Angela Carter, representing First Church of Our Lord Jesus Christ, Inc., presented the request. Ms. Carter spoke on the services the church provides to the community. Support has been received from the Pinehurst Community.

The request is for a 57 square foot wall sign and a 56 square foot monument sign. The monument sign will be an 8.5-foot sign within the required front yard which will be lit from the inside. The sign on the church does not illuminate but will be lit from existing lighting on the church wall.

Ms. Carter reviewed the criteria required for a variance.

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

Mr. Schafer said he appreciated the outreach made to the community by the church; however, felt criterion 1 and 3 were not met, and smaller signage would be sufficient for the request.

Motion by Mr. Salley to approve the request as it is felt that the criteria for this request have been met. Approval is subject to comments of staff.

Motion seconded by Mr. McKnight. Motion carries 5-2 with Mr. Primus, Mr. Salley, Mr. Dinkins Jr., Mr. McKnight, and Mr. Speed in favor; Mr. Schafer and Ms. Stephens in opposition.

**IV. OTHER BUSINESS**

NONE

**V. ADJOURNMENT**

***There being no further business, motion to adjourn by Mr. Salley. Motion seconded by Mr. McKnight. Meeting adjourned at 10:35AM.***

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