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

June 11, 2019 - 10:00 AM

**City Council Chambers
1737 Main Street, 3rd Floor • Columbia, SC**

In attendance: Chuck Salley, Gene Dinkins Jr., Josh Speed, George Schafer, Jenna Stephens, John Gregory

Absent: Marcellous Primus

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, noted changes to the agenda since publication. Items 9, 10 and 11: 2530-2520 Devine Street, were deferred by the applicant. Ms. Bailey then proceeded with review of the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve May 14, 2019 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

- 2. 2019-0025-SE 1622 Carousel Circle (TMS# 11714-01-73)** Special exception to permit an in-home day care (Cynthia D. Franklin) (RS-3)
- 3. 2019-0029-SE 520 Greene Street (TMS# 08911-05-01)** Special exception to expand a drinking establishment (Dan Sherer, Sherer & Associates, LLC) (MX-2, -ID)
- 4. 2019-0033-V 6041 Garners Ferry Road (TMS# 16404-01-04)** Variance to the buffer transition yard requirement (Kirkman Finlay, III., Hampton Hill, LLC) (C-3)

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

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

Motion seconded by Ms. Stephens. Motion approved 6-0.

As the applicants for item 6, **2222 Rembert Street** and Item 7, **1205 Oak Street**, were not yet in attendance, Mr. Salley stated the cases would be moved to the end of the agenda, and item 8, **6820 Main Street, Unit O** would be heard first.

III. REGULAR AGENDA

- 5. 2018-0101-SE 3624 Rosewood Drive (TMS# 13805-01-03)** Special exception to construct a **DEFERRED** Facility (Cell Tower) (Jonathan L. White, member of the Board of Zoning Appeals) (C-2)
- 8. 2019-0027-SE 6820 North Main Street Unit O (TMS# 11813-05-01)** Special exception to expand a drinking establishment (Shikia Wilson, Icon Bar and Lounge, LLC) (C-3)

Ms. Bailey introduced the request to expand a drinking establishment within an existing strip mall.

Shikia Wilson, owner of Icon Bar and Lounge, LLC, presented the request for expansion of a drinking establishment of the seating and to allow space for live jazz or poetry.

Ms. Wilson reviewed the criteria required for a special exception stating the business has been open since February of this year upon receipt of a special exception.

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

Motion by Mr. Salley to approve the request based on the applicant's testimony and written application, and subject to all comments of staff.

Motion seconded by Mr. Schafer. Motion approved 6-0.

As the applicant for case 6 was not yet in attendance, Ms. Bailey proceeded with introduction of case 7 as the applicant was present.

- 7. 2019-0026-V 1205 Oak Street (TMS# 11406-07-05)** Special exception to permit a parking lot in a residential district (Charles J. Brooks, Brooks Properties) (RG-2, -DP)

Rachel Bailey, Zoning Administrator, introduced the request. For clarification, Ms. Bailey stated this was not a stand-alone parking lot, but a parking lot that is an extension of a proposed commercial office use that will be accessed only through a commercial parcel.

Charles Brooks, applicant, presented the request. Mr. Brooks reviewed the criteria required for a special exception.

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

Opposition to parking in this area was voiced by:

- Frank Houston, President of the Historic Waverly Community
- Kit Smith, President of the Five Points Coalition
- Jim Daniel, Real Estate Broker
- Sylvie Dessau, Waverly Neighborhood Association

As discussion ensued regarding issues outside of the context of the request, the Zoning Administrator stated, for clarification, that the subject property was the parcel shown as the subject property. The applicant's testimony today was that he only intended to use the back half of the parcel for actual parking

purposes. Discussion regarding where new lot lines would be drawn not within Board purview.

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

Motion by Mr. Salley to defer the request.

Motion seconded by Mr. Dinkins, Jr. Motion approved 5-1 with Mr. Schafer in opposition.

- 6. 2019-0025-V 2222 Rembert Street (TMS# 09012-06-13)** Variance to the maximum lot coverage requirement for a detached garage (DeQuincey Edwards, Paragon Development of SC, LLC) (RG-2, -DP)

Rachel Bailey, Zoning Administrator, introduced the request.

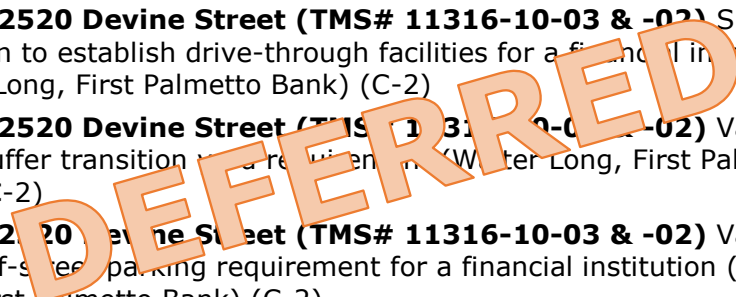
DeQuincey Edwards, applicant, presented the request and reviewed the criteria required for a variance.

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

Motion by Mr. Salley to approve the request for variance subject to all comments of staff.

Motion seconded by Mr. Schafer. Motion approved 6-0.

- 9. 2019-0030-SE 2530 & 2520 Devine Street (TMS# 11316-10-03 & -02)** Special exception to establish drive-through facilities for a financial institution (Walter Long, First Palmetto Bank) (C-2)
- 10. 2019-0031-V 2530 & 2520 Devine Street (TMS# 11316-10-03 & -02)** Variance to the buffer transition area requirement (Walter Long, First Palmetto Bank) (C-2)
- 11. 2019-0032-V 2530 & 2520 Devine Street (TMS# 11316-10-03 & -02)** Variance to the off-street parking requirement for a financial institution (Walter Long, First Palmetto Bank) (C-2)



IV. OTHER BUSINESS

New Board member, John Gregory, was welcomed to the board.

V. ADJOURNMENT

There being no further business, motion to adjourn by Mr. Salley. Meeting adjourned at 11:25AM.

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