
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

July 09, 2019 - 10:00 AM

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

In attendance: Chuck Salley, Gene Dinkins Jr., John Gregory, Marcellous Primus, Josh Speed, George Schafer, 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, noted changes to the agenda since publication. Items 11: **2019-0035-SE 714 North Beltline Boulevard (TMS# 13811-05-31)** had been withdrawn by the applicant as of July 9th, 2019.

Ms. Bailey then proceeded with review of the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve June 11, 2019 Minutes

B. OLD BUSINESS

2. 2019-0026-SE 1205 Oak Street (TMS# 11406-07-05) Special exception to permit a parking lot for residential use (Charles Brooks, Brooks Properties) (RG-2, -DP)

C. NEW BUSINESS

- 3. 2019-0036-V 5212 Burke Avenue (TMS# 11705-13-04)** Variance to the front yard setback to permit an attached garage (Charles & Rosalyn Merriweather) (RS-3)
- 4. 2019-0037-SE 1332 Main Street Units 113, 115, 117 & 119 (TMS# 09013-06-03)** Special exception to permit a tattoo shop (Shannon Barron, Ophidian Tattoo) (C-5, -DD, -DP)
- 5. 2019-0038-V 2225 Gervais Street (TMS# 11406-07-08)** Variance to the off-street parking requirement for an office use (Charles Brooks, Brooks Properties) (C-3, -DP)
- 6. 2019-0039-V 1346 Kingston Road (TMS# 14004-11-13)** Variance to the fence height requirement in the front yard setback (Delleo Brailsford) (RS-1)

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

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

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

III. REGULAR AGENDA

- 7. **2018-0101-SE 3624 Rosewood Drive (TMS# 13805-01-03)** Special exception to construct a Drive-Through Wireless Communication Facility (Cell Tower) (Jonathan L. White, Interbel Communications, Inc.) (C-2)

Ms. Bailey introduced items 8, 9 and 10 located at 2530 and 2520 Devine Street are three separate applications but the applicant will discuss all three at the same time. The requests are a special exception to establish drive-through facilities for a financial institution, a variance to the buffer transition yard requirement, as well as a variance to the off-street parking requirement for a financial institution.

- 8. **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)
- 9. **2019-0031-V 2530 & 2520 Devine Street (TMS# 11316-10-03 & -02)** Variance to the buffer transition yard requirement (Walter Long, First Palmetto Bank) (C-2)
- 10. **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)

Walter Long, vice-president of First Palmetto Bank, provided a brief history of First Palmetto Bank and introduced the requests. He then introduced engineer, Dan Creed; attorney, Stuart Lee; and contractor, Chris Kirk.

Mr. Creed reviewed the criteria required for a special exception to establish drive-through facilities for a financial institution.

Mr. Creed reviewed the criteria required for a variance request to the buffer transition yard requirement.

Mr. Creed reviewed the criteria required for a variance request to the off-street parking requirement for a financial institution.

Mr. Long stated they met with Hermitage HOA and resident Carrie Murphy to discuss and address concerns.

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

Motion by Mr. Salley to approve the special exception, 2019-0030-SE; to approve the variance, 2019-0031-V; and to approve the variance, 2019-0032-V, subject to all comments of staff in the applications and pursuant to all terms of the applications presented by the applicant.

Motion seconded by Mr. Dinkins, Jr. Motion approved 7-0.

- 11. **2019-0035-SE 714 North Beltline Boulevard (TMS# 13811-05-31)** Special exception to be made in Special Use District for a service (massage) (Yuzhen Zhu, U-Relax Massage) (C-3)

IV. OTHER BUSINESS

-Approve Board of Zoning Appeals Rules of Procedure (May 2019 update)

Ms. Bailey presented the updated May 2019 Board of Zoning Appeals Rules of Procedure for approval.

Motion by Ms. Stephens to approve the updated Procedures.
Motion seconded by Mr. Schafer. Motion approved 7-0.

V. ADJOURNMENT

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

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