
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

August 13, 2019 - 10:00 AM

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

In attendance: Chuck Salley, Gene Dinkins Jr., Marcellous Primus, Jenna Stephens

Absent: John Gregory, Josh Speed, George Schafer

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 10:23AM; delay due to technical difficulties. 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 July 9, 2019 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

- 2. 2019-0040-V 225 Sloan Street (TMS# 11314-09-08)** Variance to the maximum lot coverage requirement for a single family residence (R. Lee Willm, Willm Construction, LLC) (RS-3, -CC)
- 3. 2019-0041-V 2534 Wheat Street (TMS# 11311-09-06)** Variance to the accessory building setback requirement for a detached carport (Dennis Wiehl) (RS-2, -CC)
- 4. 2019-0042-V 700 Gervais Street (TMS# 08916-11-02)** Variance to the maximum height requirement for a proposed hotel (Ben Arnold, VBH Holdings, LLC) (MX-2, -DP, -ID)
- 5. 2019-0043-V 3818 River Drive (TMS# 09103-05-13)** Variance to the maximum height requirement for a wall in the front and side yard setbacks (Claudette Livingston dba Clyde R. Jackson President & CEO of Medcom, Inc.) (C-3)
- 6. 2019-0044-V 314 South Edisto Avenue (TMS# 11309-08-23)** Variance to the front and side yard setbacks for an addition (Samer G. Touma) (RG-1, -CC)
- 7. 2019-0048-SE 2200 Hampton Street (TMS# 11407-14-01)** Special exception to permit an alternative parking surface (Hoyt C. Burnett, The Landplan Group South, Inc.) (C-1, -DP)

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

Motion by Mr. Salley to approve the Consent Agenda subject to all stipulations and comments to the applications by staff.

Motion seconded by Mr. Dinkins, Jr. Motion approved 4-0.

III. REGULAR AGENDA

- 8. 2018-0101-SE 3624 Rosewood Drive (TMS# 13805-01-03)** Special exception to construct a **DEFERRED** Facility (Cell Tower) (Jonathan L. White, Jr. for the Applicant) (C-2)
- 9. 2019-0034-SE 2823 Columbia Avenue (TMS# 09110-18-09)** Special exception to change a nonconforming use within a design preservation district (John Scheper, Scheper Properties, LLC) (RG-2, -DP)

Ms. Bailey introduced the request for special exception. She provided background on the request as this was an unusual case that does not present often to this Board. Within a design preservation district, instead of the twelve-month restriction with non-conformity, they are allowed 36 months. The request is to convert an existing quadruplex into a triplex.

Terri Scheper, applicant, presented the request. Ms. Scheper reviewed the criteria required for a special exception. She felt it may be possible that the repairs could be completed by December of this year.

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

Felicia Brown, neighborhood resident, voiced concerns regarding the deterioration of the quadruplex and spoke in opposition of the request.

John Scheper, Scheper Properties, spoke on structural and exterior repairs, and minor interior repairs already completed. Additional repairs need to be done, as well as electrical, plumbing, heating, and air. There is still a lot of work to be done, and Mr. Scheper felt it would probably take longer than this calendar year to complete all the necessary repairs.

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

Motion by Mr. Salley to approve the application for special exception to change a nonconforming use within a design preservation district, conditioned on the owner and applicant using commercially reasonable efforts to complete this project by the end of the calendar year 2019 subject to delays caused by waiting on approvals from the D/DRC. The zoning administrator to be the arbitrator of that in accordance to what is reasonable in the delays in those permits, and subject to all other stipulations and comments of staff in the application.

Motion seconded by Mr. Primus. Motion approved 4-0.

- 10. 2019-0045-SE 314 South Edisto Avenue (TMS# 11309-08-23)** Variance to the maximum lot coverage requirement for an addition (Samer G. Touma) (RG-1, -CC)

Ms. Bailey introduced the request for variance.

Samer Touma, property owner, presented the request to increase the maximum lot coverage on the parcel.

Mr. Salley reviewed the criteria required for a variance request with the applicant.

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

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

Motion seconded by Ms. Stephens. Motion approved 4-0.

- 11. 2019-0046-V 2200 Hampton Street & 1416 Pine Street (TMS# 11407-14-01 & 11407-14-23)** Variance to the buffer transition yard for an institutional use (Hoyt C. Burnett, The Landplan Group South, Inc.) (C-1, -DP & RG-2, -DP)

Ms. Bailey introduced the request for variance to the buffer transition yard. The applicant's original application has since been changed after speaking with D/DRC staff, as well as adjacent neighbors. The request is now for a 6-foot masonry wall along one shared property line, and will run into some existing vegetation and become the 8-foot wall.

Dr. Flavia Eldemire, historian for the project, spoke on the request. She spoke on the background of the project, Allen University, and provided handouts to the Board members of an addendum to the site.

Dr. Eldemire said they had met with the community members to share the plans for the site which will be a mixed use site.

Hoyt C. Burnett, The Landplan Group South, Inc., presented the request and spoke on the changes made since the original application.

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

Catherine Bruce, neighborhood resident, voiced support of the request.

Steve Larkin, neighborhood resident, spoke in support of the request.

As no one else spoke in favor or opposition of the request, testimony closed for board discussion. Board members felt this is a very good project and will be benefit both the University and to the community.

Motion by Mr. Salley to approve the request for variance to the buffer transition yard based on the applicant's oral testimony and written application, the applicants have proven they meet the criteria for a variance, and approval is subject to all comments by staff.

Motion seconded by Mr. Dinkins, Jr. Motion approved 4-0.

- 12. 2019-0047-V 2200 Hampton Street & 1416 Pine Street (TMS# 11407-14-01 & 11407-14-23)** Variance to the off-street parking requirement for an institutional use (Hoyt C. Burnett, The Landplan Group South, Inc.) (C-1, -DP & RG-2, -DP)

Ms. Bailey introduced the request for variance to the off-street parking requirement for the same property.

Dr. Flavia Eldemire, Director of Counseling and Placement of Allen University, spoke on the request.

Chief Davis, chief of police for campus parking, spoke on the number of parking spaces and their respective designation, and how parking and violations will be handled.

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

Catherine Bruce, neighborhood resident, voiced concern regarding the request.

Steve Larkin, neighborhood resident, voiced concern regarding the request.

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 to the off-street parking requirement based on the applicant's oral testimony and written application, subject to all stipulations and comments of staff.

Motion seconded by Mr. Dinkins, Jr. Motion approved 4-0.

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

There being no further business, motion to adjourn by Mr. Salley. Meeting adjourned at 11:15AM.

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