
CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

August 6, 2020 – 4:00 PM

Virtual Meeting

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

Absent:

Staff: Rachel Bailey

I. CALL TO ORDER and DETERMINATION OF QUORUM

Rachel Bailey, Zoning Administrator, explained the format of the meeting. She stated that the public had the ability to call in and be placed in the queue to speak, leave a message to be read into the record, or send an email which would be read into the record.

Chuck Salley, chair, called the meeting to order at 4:00 PM. Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff. Quorum was confirmed.

Rachel Bailey, zoning administrator, proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve July 2, 2020 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. **2020-0037-SE** **1501 Richland Street (TMS# 11404-01-16)** Special exception to establish miscellaneous personal service (event space) (Femme X Columbia, LP) (C-1, -DD, -DP)
3. **2020-0038-V** **943 W Confederate Avenue (TMS# 09109-17-18)** Variance to the maximum lot coverage requirement for placement of an accessory structure (Donald Mims) (RS-3)
4. **2020-0039-SE** **919 True Street Unit F (TMS# 16408-01-03)** Special exception to permit a beauty salon (Crystal Sumter James, Crissy J. Stylez, LLC) (C-1)
5. **2020-0042-SE** **2439 Read Street (TMS# 11505-12-13)** Special exception to establish a secondary school (Dr. Yasha Jones Becton, Revealing Word Ministries) (RG-2)

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

Motion seconded by Ms. Stephens. Motion passes 7-0.

III. REGULAR AGENDA

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A. OLD BUSINESS

NONE

B. NEW BUSINESS

- 6. 2020-0035-V 1831 Taylor Street (TMS# 11403-09-09)** Variance to the secondary front yard setback requirement or an addition (Chris Leevy Johnson, Leevy's Funeral Home) (C-3)

Ms. Bailey reiterated the outline of the meeting including the public input aspect and then introduced the request for the variance.

Kenny Whitted, architect, provided a summary of the project and reasons a variance is needed.

Christopher Coleman, project assistant, described the project delays and meetings held last year with the City that began the variance process.

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

Motion by Mr. Gregory to approve the variance to the secondary front yard setback requirements for an addition subject to all comments of staff and pursuant to all terms of the application and presentation of applicant.

Motion seconded by Mr. Schafer. Motion passes 7-0, with Mr. Primus and Mr. Schafer in opposition.

- 7. 2020-0036-V 1801 Assembly Street (TMS# 09015-15-04)** Variance to the off-street parking requirement for a proposed mixed-use project (Andrew Rogerson, Garvin Design Group) (C-1, -DD)

Ms. Bailey introduced the request for the variance and explained that residential uses are exempt from shared parking special exceptions and also that the property is in process of being rezoned to C-4 to meet density.

Andrew Rogerson, Garvin Design Group, provided a project summary and need for the minimum off street parking requirement variance. Applicant described the vicinity of multiple parking garages that may be available to utilize for residential use.

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

In favor:

 Meg Southern, resident

In opposition:

 None

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

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discussion.

Motion by Mr. Dinkins to approve the variance to the off street parking requirements subject to all comments of staff and pursuant to all terms of the application and presentation of applicant.

Motion seconded by Mr. Schafer. Motion passes 7-0

- 8. 2020-0041-V 3626 Wilmot Avenue (TMS# 13807-07-04)** Variance to the minimum side yard setback within a community character protection area (Russell W. Jones, Coldwell Banker Realty) (RS-2, -CC1)

Ms. Bailey introduced the request for variance.

Russell Jones, Realtor, Coldwell Banker, provided a summary of the project to subdivide the existing lot into three RS-2 lots and decrease the -CC required side setback on one of the lots while preserving and renovating the existing residence.

Members of the community were invited to speak in favor of or opposition of the request and letters of opposition or support were read into the record:

In opposition/deferral:

Ann Sinclair, resident
Michael Kelly, resident
Lyn Schuler-Teague, resident
David & Julie Ruff, residents
Rebekah Siceloff, resident
Cathy & Rick Stork, residents
Julie Holloway, resident

In favor:

Karen Addison, resident
Roger Hall, resident
John Meyers, President, Shandon Neighborhood Council
Brian Moore, resident
Jesse Burke, resident

As no one else spoke in favor or opposition of the requests, applicant was given time for rebuttal.

Russel Jones, applicant, addressed the concerns of citizens reiterating the desire to keep the existing residence in place and stated there was more than one neighborhood meeting before the case came to BoZA.

Testimony closed for Board discussions.

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Motion by Mr. Dinkins to deny the variance to the minimum side yard setback requirement.

Motion seconded by Mr. Schafer. Motion passes 7-0.

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

**Motion to adjourn the meeting by Mr. Schafer.
Motion seconded by Mr. Salley. Motion passes 7-0.
Meeting adjourned at 5:40 PM.**