
CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

November 5, 2020 – 4:00 PM

Virtual Meeting

In attendance: Gene Dinkins, Jr., John Gregory, Marcellous Primus, Jenna Stephens, Kathryn Fenner, John Guignard

Absent: George Schafer

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.

Gene Dinkins Jr., vice-chair, called the meeting to order at 4:00 P.M.

Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff. Quorum was confirmed, with new member John Guignard in observance. He did not participate in any motions or votes.

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

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve October 1, 2020 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. 2020-0063-SE 650 Candi Lane (07215-02-11) Special exception to permit an alternative parking surface (Mike Dawson, River Alliance) (C-3, -FP)

3. 2020-0064-V 650 Candi Lane (07215-02-11) Variance to the street protective yard requirement for a parking lot use (Mike Dawson, River Alliance) (C-3, -FP)

Motion by Ms. Fenner to approve the Consent Agenda subject to staff comments.

Motion seconded by Mr. Gregory. Motion passes 5-0.

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

4. 2020-0062-SE 426 Howard Street (TMS# 11313-20-15) Special exception to expand an elementary school and daycare facility (Karen Kuse, Montessori School of Columbia, Inc.) (RS-3)

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

Ms. Karen Kuse, applicant, provided summary of the proposed project and explained the plan for expanding the playground area and putting up an iron fence along the front of property.

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

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

Motion by Mr. Gregory to approve the special exception request subject to all staff comments and pursuant to all terms of the application and presentation of applicant.

Motion seconded by Ms. Fenner. Motion passes 5-0.

- 5. 2020-0065-SE 1027 & 1031 Elmwood Avenue (09012-08-21 & 09016-13-12)**
Special exception to establish a drive through automatic car wash
(Patricia Ortiz, Ortiz Planning Solutions) (C-3, -DD)

Ms. Bailey introduced the request for the special exception.

Patricia Ortiz, provided summary of the proposed project and answered Board member's questions concerning traffic and vehicle stacking.

Ray with Creative Convenience Corporation, the project construction manager spoke to the internal traffic flow of the site.

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

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

Motion by Ms. Fenner to approve the special exception request subject to all staff comments and pursuant to all terms of the application and presentation of applicant.

Motion seconded by Ms. Stephens. Motion passes 5-0.

- 6. 2020-0066-SE 3000 Two Notch Road (11613-04-26)** Special exception to establish a
gas station and convenience store (Florence Abrenica, GreenbergFarrow)
(C-3)

Ms. Bailey introduced the request for both special exceptions.

Drew English, Representative for Murphy USA, gave brief introduction and introduced Tyler Brandt and Florence Abrenica, co-applicants.

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Tyler Brandt, Director of Real Estate for Murphy USA, provided a background of Murphy and then provided a summary of the proposed project and 'Good Neighbor Plan'.

Drew English then provided information regarding neighborhood outreach and the subsequent meeting with Ms. Diane Wiley. He then spoke to the fact the Murphy USA is not going to ever request liquor sales at this location.

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

Ms. Bailey read into record the letters submitted after packet publication.

In favor:

Diane Wiley, President, Belvedere Neighborhood Association
Sylvia Jenkins, resident
Margie Shelburg, resident

Testimony closed for Board discussion.

Motion by Ms. Stephens to approve the special exception request subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.

Motion seconded by Ms. Fenner. Motion passes 5-0

- 7. 2020-0067-V 1219 Assembly Street (09013-09-23)** Variance to the off street parking requirement for a hotel use (Mary Beth Sims Branham, LS3P) (C-4, -DD)

Ms. Bailey introduced the request for variance.

Mary Beth Branham, LS3P architect, provided a summary of the request and conditions existing that cause a need for the variance.

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

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

Motion by Mr. Gregory to approve the variance request subject to all staff conditions and pursuant to all terms of the application and presentation of applicant.

Motion seconded by Ms. Stephens. Motion passes 5-0.

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** Ms. Bailey expressed that the motion and approval for 3000 Two Notch Road would need to be voted on again as they did not vote on both the gasoline service station and the convenience store. The cases were heard together but required two motions. **

- 6. 2020-0066-SE 3000 Two Notch Road (11613-04-26)** Special exception to establish a gas station and convenience store (Florence Abrenica, GreenbergFarrow) (C-3)

Motion by Mr. Primus to approve the special exception request for a gasoline station subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.

Motion seconded by Ms. Fenner. Motion passes 5-0.

Motion by Ms. Stephens to approve the special exception request for a convenience store subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.

Motion seconded by Ms. Fenner. Motion passes 5-0

V. OTHER BUSINESS

NONE

VI. ADJOURNMENT

**Motion to adjourn the meeting by Ms. Stephens.
Motion seconded by Mr. Primus. Motion passes 5-0.
Meeting adjourned at 5:20 P.M.**