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# CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

December 3, 2020 – 4:00 PM

Virtual Meeting

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

**Absent:** None

**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.

Rachel Bailey, zoning administrator, stated that Mr. Schafer has requested to recuse himself from the vote pertaining to #6 on the Consent Agenda due to a conflict of interest. She then proceeded with review of the Consent Agenda.

## II. CONSENT AGENDA

### A. APPROVAL OF MINUTES

#### 1. Approve November 5, 2020 Minutes

### B. OLD BUSINESS

NONE

### C. NEW BUSINESS

2. **2020-0068-SE**      **1904 Academy Street, Suite B (TMS# 11504-28-06)** Special exception to permit a beauty shop (Gwendolyn Lavonne Davis, Diversity Beauty, Barber & Braiding Studio, LLC.) (C-1)
3. **2020-0069-V**      **2918 Clark Street (TMS# 09110-19-16)** Variance to the maximum lot coverage for an accessory storage building (Milton D. Alexander, III) (RS-3, -DP)
4. **2020-0071-SE**      **2139 Bull Street (TMS# 09016-06-05)** Special exception to permit a beauty shop (Keturah McLean, Ambitious Beauty Salon) (C-1, -DP)
5. **2020-0072-SE**      **3215, 3217, 3201 & 3301 Two Notch Road (TMS#s 11614-06-16, -17, -18 & -21)** Special exception to permit an automotive repair service (Stephen Nuttall, Nuttall Tire) (C-3)
6. **2020-0073-SE**      **2411 Two Notch Road (TMS# 11511-11-03)** Special exception to expand a residential care facility (Joette Flora, Boudreaux) (C-2)
7. **2020-0074-V**      **3814 N. Main Street (TMS# 09213-01-24)** Variance to the maximum sign height requirement (Christopher R. Hart, Hart Law) (MX-1, -NC)

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**8. 2020-0077-SE**            **919 True Street, Unit A-4 (TMS# 16408-01-03)** Special exception to permit a beauty shop (Kimberly A. Scott, Supa Styles) (C-1)

**9. 2020-0078-SE**            **4326 Clairton Street (TMS# 09203-03-29)** Special exception to establish a general farm, primarily crop (community garden) use (Anaiya Moore) (RS-2)

**Motion by Ms. Fenner to approve #6 on the Consent Agenda subject to staff comments.**

**Motion seconded by Mr. Guignard. Motion passes 6-0, with Mr. Schafer recused.**

**Motion by Mr. Primus to approve the remaining items on the Consent Agenda subject to staff comments. Motion seconded by Mr. Schafer. Motion passes 7-0.**

**III. REGULAR AGENDA**

**A. OLD BUSINESS**

**NONE**

**B. NEW BUSINESS**

**10. 2020-0070-V**            **2701 Atlas Road (TMS# 13510-01-03)** Variance to the maximum height requirement for a multifamily development (Villages at Congaree Pointe, LLC, John Gant, Armada Development) (RG-2)

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

John Gantt, applicant, provided summary of the proposed project and explained the need for a taller roof pitch for rain drainage issues.

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 Mr. Primus. Motion passes 7-0.**

**11. 2020-0075-SE**            **6420 Garners Ferry Road (p/o) (TMS# 16404-08-02(p/o))** Special exception to establish a gasoline service station and a convenience store (Florence Abrenica, GreenbergFarrow) (C-3)

Ms. Bailey introduced the request for both special exceptions.

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Drew English, Representative for Murphy USA, gave brief introduction of property and neighborhood and also introduced Tyler Brandt, Wayne Gibson and Florence Abrenica co-applicants.

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 SCDOT traffic plans and a privacy wall along the northwestern property line.

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 opposition:

Tige Watts, President, Brandon Acres/Cedar Terrace Neighborhood Association  
Lucinda Jones, resident

Mr. Brandt and Mr. English responded to opposition.

Testimony closed for Board discussion.

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

**Motion seconded by Ms. Fenner. Motion passes 7-0.**

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

**Motion seconded by Mr. Guignard. Motion passes 7-0.**

- 12. 2020-076-SE                    4101, 4103 & 4105 Monticello Road (TMS#s 09210-04-10, -11, & -21) Special exception for a convenience store (Krunal Parmar, Community Mart, LLC) (MX-1, -NC)**

Ms. Bailey introduced the request for special exception.

Ernest Cromartie III, attorney for applicant, introduced Robert Fuller, co-attorney for applicant.

Mr. Fuller provided background information pertaining to the property and issues during the previous owner's tenure. After, Mr. Fuller then described the redevelopment of the existing store and the 'Good Neighbor Plan' being adopted by the new owner.

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Mr. Cromartie then requested time to allow community members in his office in support of the project to speak:

Monique Frazier, resident  
Hylay James, resident  
Michael Murray, resident  
Greg Meadow, resident  
Charles Thomas, resident  
Benjamin Jackson, resident

Members of the community were invited to speak in favor of or opposition of the request and Ms. Bailey read into record letters submitted after packet publication.

In support:

Cynthia Loyd, resident  
Rosie Williams, resident  
Erica Tucker, property manager at Cypress Place Apartments  
Maria Davenport, resident  
Wilfred Lyhty, resident  
Rhoda Haefer, resident  
Lorna Tucker, resident  
Kathleen Cornish, resident

In opposition:

Dolores Johnson, Walters Residential Care, resident  
Lyman Munson, resident  
Ty Zeigler, President Hyatt Park/Keenan Terrace Neighborhood Assn.  
Kathleen McDaniel, Attorney for Hyatt Park/Keenan Terrace Neighborhood

Mr. Fuller and Mr. Cromartie responded to the concerns of the residents. Mr. Fuller submitted to the Board that, if the neighborhood is objecting to sale of spirits, that objection would come at such time a license or permit is applied for with the State to sell alcohol. The request before the Board is a real property consideration at this point.

Testimony closed for Board discussion.

**Motion by Mr. Primus 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. Stephens. Motion passes 7-0**

## **V. OTHER BUSINESS**

### **A. ELECTION OF CHAIR AND VICE-CHAIR**

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Ms. Bailey announced the results of the vote.

- Mr. Dinkins elected Chair
- Mr. Gregory elected Vice-Chair

**Motion by Ms. Fenner to certify the election results.**  
**Motion seconded by Mr. Gregory, Motion passes 7-0.**

**B. APPROVAL OF 2021 MEETING CALENDAR**

Ms. Bailey reminded board members that all meetings will be conducted virtually until further notice. Upon approval by the board, the calendar will be published and made available to the public.

**Motion by Mr. Gregory to approve the 2021 meeting calendar.**  
**Motion seconded by Mr. Primus. Motion passes 7-0**

**VI. ADJOURNMENT**

**Motion to adjourn the meeting by Mr. Schafer.**  
**Motion seconded by Mr. Gregory. Motion passes 7-0.**  
**Meeting adjourned at 6:20 P.M.**