
CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

April 1, 2021 – 4:00 PM

Virtual Meeting

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

Absent: Marcellous Primus

Staff: Rachel Bailey

I. CALL TO ORDER and DETERMINATION OF QUORUM

Gene Dinkins Jr., 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, 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.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve March 4, 2021 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. **2021-0010-SF** **1730 Hollywood Drive (TMS# 11310-20-06)** Special exception to permit an in-ground swimming pool (Tallies, LLC) (C-1)
3. **2021-0014-SE** **919 True Street Unit H (TMS# 16408-01-03)** Special exception to permit a beauty shop (Santonia Jones, ReImage Allure) (C-1)
4. **2021-0015-V** **2315 Taylor Street (TMS# 11408-10-12)** Special exception to permit a public dormitory (Andrew McCall, McMillan Pazdan Smith Architecture) (C-1)
5. **2021-0016-V** **1417 Maple Street (TMS# 11414-07-04)** Variance of less than 1% to the maximum lot coverage for an addition (Paul & Lindsay Medlin) (RS-3, -DP)
6. **2021-0022-V** **3905 W. Beltline Boulevard Unit 22 (11609-01-05)** Special exception to permit a banquet hall/event space (Annette Finch & Elnora Christian, Events-R-Us by A&E) (C-3)

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

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

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

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2. **2021-0010-SE** **1730 Hollywood Drive (TMS# 11310-20-06)** Special exception to permit an above ground swimming pool (Tad Lewis) (RS-3, -CC)

*Ms. Bailey removed this case from the consent agenda and placed it first on the regular agenda due to interested community members' concerns leading up to the meeting.

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

Tad Lewis, applicant, provided a summary of the proposed swimming pool project.

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

As nobody 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 and with a provision to prevent any future decking around the pool.

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

7. **2021-0034-V** **34 Churchill Circle (TMS# 13914-10-07)** Variance to the minimum front yard setback for a porch addition (Denice R. Rowell) (RS-2)

Ms. Bailey introduced the variance request.

Denice Rowell, applicant, provided a summary of the proposed project and explained the need for the variance due to the topographic challenge of lot shape.

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

As nobody spoke in favor or opposition of the request, testimony closed for Board discussion.

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

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

8. **2021-0036-V** **1801 Taylor Street (TMS# 11403-09-14)** Variance to the minimum off-street parking requirement for a physical fitness use (Elizabeth Walpole, Walpole Enterprises, DBA Temple) (C-3)

Ms. Bailey introduced the request for the variance request.

Conner Walpole, co-applicant, provided a summary of the variance request including the existing conditions and available on-street parking within close proximity to the gym.

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

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As nobody spoke in favor or opposition of the request, testimony closed for Board discussion.

Testimony closed for Board discussion.

Motion by Mr. Gregory to approve the variance 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.

- 9. 2021-0038-SE 2638 Two Notch Road (p/o) (TMS# 11516-09-21)** Special exception to permit miniwarehousing (Hoyt Burnett, The LandPlan Group South, Inc.) (C-3

Ms. Bailey introduced the special exception request.

Hoyt Burnett, applicant, provided a summary of the proposed project.

John Powell, project architect, described the design of the new development and how the project addresses the topographic challenges of the site.

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

As nobody spoke in favor or opposition of the request, 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 the applicant.

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

- 10. 2021-0039-V 915 Pine Street (11409-22-08)** Variance to the maximum lot coverage requirement for a single family dwelling (Julius & Megan Thomas) (RS-3, -DP)

Ms. Bailey introduced the variance request.

Mr. Thomas applicant, provided a summary of the proposed project and need for the variance to build a single family dwelling on the vacant lot.

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

As nobody spoke in opposition of in favor of the request, testimony closed for Board discussion.

Motion by Mr. Dinkins to defer the variance request until the applicant can provide a site plan showing the location of new dwelling on lot.

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

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V. OTHER BUSINESS

Work session discussion

VI. ADJOURNMENT

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