
CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

May 6, 2021 – 4:00 PM

Virtual Meeting

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

Absent: John Guignard

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.

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.

Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve April 1, 2021 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. **2021-0041-SE 119 Deer Lake Drive (TMS# 22713-01-04)** Special exception to permit an in-home daycare (Tinetta Goodwin, TT Academy Daycare) (RG-2, -FTJAX)
3. **2021-0043-SE 919 True Street Unit P (TMS# 16408-01-03)** Special exception to permit a beauty shop (Erisha Fox, A Foxy Touch, LLC) (C-1)
- 4.. **2021-0044-SE 919 True Street Unit L (TMS# 16408-01-03)** Special exception to permit a beauty shop (Khanyzah Chloe Weaver, The Xtra Glam Experience, LLC) (C-1)
5. **2021-0046-SE 7550 Garners Ferry Road (TMS# 16315-01-02)** Special exception to establish two drive through facilities for restaurant uses (Patrick Chambers, LLDC Garners Ferry, LLC) (C-3)
6. **2021-0047-SE 919 True Street Unit R (TMS# 16408-01-03)** Special exception to permit a beauty shop (Keandra Kornickey, Keko Styles, LLC) (C-1)
7. **2021-0048-SE 2100 Waverly Street (TMS# 11505-08-01)** Special exception to expand an elementary school (Raymond Perkins, Richland County School District One) (RG-1)
8. **2021-0051-SE 901 Spears Creek Court (TMS# 28802-02-03)** Special exception to permit a second drive through facility for an additional restaurant use on parcel (E.L. Robinson Engineering) (M-1, -FTJAX)

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9. **2021-0053-SE 1444 Barnwell Street Suite B (TMS# 11402-07-01)** Special exception to permit a miscellaneous personal service (day spa) (Kierrah Daniels, Philanthropy) (C-1)
10. **2021-0054-SE 1015 Whaley Street (TMS# 11301-02-06)** Special exception to permit a convenience store (Bakulbhai Patel, Pushpam, LLC) (M-1, -PD)

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

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

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

11. **2021-0008-SE 3624 Rosewood Drive (TMS# 13805-01-03)** Special exception to permit a stealth wireless communication facility (Jonathan L. Yates, Optima Towers, IV) (C-2)

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

Jonathan L. Yates, applicant, introduced the proposed project and his client from Optima Towers to provide the overview of the project.

Keith Powell representing Optima Towers, provided overview of similar projects in the Columbia area.

Tom Chambers representing T-Mobile-USA, spoke on the existing cell tower coverage of the Columbia area and the need for an increased coverage area.

Kim Mitchell representing Dish Wireless, spoke on the need of increased coverage as they will be expecting to expand their data and voice market into the area by 2022.

Jonathan L. Yates then went over the criteria in the special exception application.

Tommy Windham, local real estate appraiser, briefly spoke to the positive effects the tower will have on nearby property values.

Stephen Kennedy, expert in radio frequency transmission & health, gave a quick overview of the lack of impact cell tower radio waves have on health and how the FCC regulates the frequency.

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

In opposition – Letters received prior to meeting:

Michele Huggins, resident

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Mr. & Mrs. Hamilton, residents
The Blakes, residents
Carolyn Braza, resident
Williams, resident
Gerards, resident
Marianna Heyel, resident
Andrew Knitz, resident
Olivia Prout, resident
Seth C. Rose, resident
Christianna Scrobe, resident
Michelle Trask, resident

In favor:

Steve Carter, Custom Welding & Fabrication
Susan Ruse, resident
Bobby Caughman, resident
Zachariah Jones, resident
Alicia Holder, Ultimate Marketing
Tara Dickerson, realtor
Kay Molinax, resident
Celia Means, real estate broker

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.

- 12. 2021-0042-V 4111 Kilbourne Road (TMS# 13909-04-05)** Variance to the maximum fence height requirement (James Hardin) (RS-1)

Ms. Bailey introduced the variance request.

James Hardin, applicant, provided a summary of the request and the need for the variance because of light from a busy intersection disrupts their privacy and comfort.

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.

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.

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- 13. 2021-0045-V 3917 Kenilworth Road (TMS# 13909-02-04)** Variance to the maximum fence height requirement (Marc Berger) (RS-1)

Ms. Bailey introduced the variance request.

Marc Berger, applicant, provided a summary of the proposed project and need for the fence height for privacy he deemed necessary for their swimming pool in backyard.

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

In favor:

Jenkins Mann, resident
Andy Lowery, resident
Ken Hope, resident

Testimony closed for Board discussion.

Motion by Mr. Primus to approve the variance 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.

- 14. 2021-0049-V 2401 Atlas Road (TMS# 13500-02-04)** Variance to the maximum height requirement for a multifamily development (Nick Andersen, Dominion) (pending RG-2)

Ms. Bailey introduced the variance request.

Mr. Andersen, applicant, provided a summary of the proposed project and need for the variance to accommodate the elderly community members needs for a more compact vertical living space to prevent long walking distances between elevators.

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

Motion seconded by Mr. Gregory. Motion passes 4-1 with Ms. Stephens in opposition.

- 15. 2021-0050-V 3303 Duncan Street (TMS# 13803-15-12)** Variance to the maximum lot coverage for a single family dwelling (Christina Scott & Mike Finley) (RS-2, -CC)

Ms. Bailey introduced the variance request.

Christina Scott, applicant, provided a summary of the proposed project and the need for the variance in lot coverage due to existing structure on lot.

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

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

- 16. 2021-0052-V 24 Myrtle Court (TMS# 11307-07-23)** Variance to the maximum fence height requirement (Marilyn J. Edelhoch) (RS-3, -DP)

Ms. Bailey introduced the variance request.

Marilyn Edelhoch, applicant, introduced her husband, John Dawson, to present the case to the Board.

John Dawson presented the case and provided a summary of the request and reiterated the need for privacy and the height request would match existing taller walls and fences in the area.

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

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

V. OTHER BUSINESS

CE Reminder

VI. ADJOURNMENT

Motion to adjourn the meeting by Mr. Gregory
Motion seconded by Ms. Fenner. Motion passes 5-0.
Meeting adjourned at 6:30 P.M.