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# CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

July 1, 2021 – 4:00 PM

Virtual Meeting

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

**Absent:** None

**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 June 3, 2021 Minutes

### B. OLD BUSINESS

NONE

### C. NEW BUSINESS

2. **2021-0060-V**     **519 Winmet Drive (TMS# 11702-02-31)** Variance to the maximum fence height requirement in the front yard setback (Chaudhry Sadiq) (RG-1)
3. **2021-0071-SE**     **514 Gervais Street Suite C (TMS# 08912-10-03)** Special exception to permit a tattoo shop (Christopher N. Jenkins, Integrity Ink SC, LLC) (M-1, -DD, -DP)
4. **2021-0073-SE**     **3620 N. Main Street (TMS# 09209-21-01)** Special exception to permit a print shop (Traeger Mechling, Graph-itti, Inc.) (MX-1, -NC)

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

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

## III. REGULAR AGENDA

### A. OLD BUSINESS

NONE

### B. NEW BUSINESS

5. **2021-0059-V**     **5744 Farrow Road (TMS# 11713-02-40)** Variance to the minimum buffer yard requirement (Arthur L. Morant, Platinum Partners, LLC, Farrow Road Customs) (C-3)

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Mr. Primus was appointed sub chair for this particular case due to the recusal of Chair Mr. Dinkins and Vice-Chair Mr. Gregory.

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

Mr. Morant, applicant, provided a summary of the proposed project and need for the variance due to needed security for the business.

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

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

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

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

The Chair and Vice Chair rejoined meeting.

6. **2021-0070-SE 3705 Moss Avenue (TMS# 13805-02-09)** Special exception to permit an alternative parking surface (Bob Morgan, Rosewood Community Church) (RS-2)

Ms. Bailey introduced the special exception request.

Mr. Morgan, applicant, provided a summary of the project and the need for the parking on an alternative surface.

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 7-0.**

7. **2021-0072-V 2716 Shop Road Ext, 150 Shop Grove Drive & W/S Shop Grove Road (TMS# 16202-03-01, 16202-03-02, 16202-03-04, 16200-04-31)** Variance to the internal parking lot landscaping requirement (Hoyt Burnett, The Landplan Group South) (M-1)

Ms. Bailey introduced the variance request.

Hoyt Burnett, applicant, provided a summary of the project and the need for the internal parking lot landscaping variance that includes not providing the tree islands for safety and training reasons.

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.

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**Motion by Mr. Gregory 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 7-0.**

**V. OTHER BUSINESS**

**Reminder: New Code & Upcoming In-Person Meetings**

**VI. ADJOURNMENT**

**Motion to adjourn the meeting by Ms. Mackintosh.  
Motion seconded by Ms. Fenner. Motion passes 7-0.  
Meeting adjourned at 5:10 P.M.**