



BOARD OF ZONING APPEALS MINUTES

September 5, 2024 - 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

JOHN GREGORY • KATHRYN FENNER • CELIA MACKINTOSH • SHERARD DUVALL •
DAVIS WHITTLE • JONATHAN VANG

In attendance: John Gregory, Kathryn Fenner, Celia Mackintosh, Johnathan Vang, Davis Whittle

Absent: Sherard Duvall

Staff: Hope Hasty, Erica Jaen, Madelyn Bowden

I. CALL TO ORDER and DETERMINATION OF QUORUM

John Gregory, chair, called the meeting to order at 4:01 P.M.

Members of the Board of Zoning Appeals (BOZA) were introduced along with staff. Quorum was confirmed. Applicants and others who wished to speak were sworn in.

Hope Hasty, Zoning Administrator, reviewed the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve August 1, 2024 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

Ms. Fenner made motion to approve the consent agenda. Ms. Mackintosh seconded the motion. All aye. Motion passed 5-0.

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

2. **2024-0010-SE 625 Whaley Street Unit B (TMS# 08913-13-04)** Special exception to permit a liquor store in the CAC district (Hasmukhbhai Parekh, Shree Kishordas 2, LLC) (NAC)

Ms. Hasty introduced the special exception request and invited the applicant to the podium to present the case.

Mr. Moore, Applicant's attorney, provided an overview of the request. The overview included applicant's background, the ABC licensing obtained for the planned use of the property, the appropriateness of the location for its use in relation to the surrounding shops, and the upgrades the applicant made to the location was done in conjunction with the surrounding communities.

Ms. Fenner asked about the type of scanner that will be used to check customers IDs. Mr. Moore advised applicant is using a high quality and expensive scanner. The applicant came up and confirmed this and advised the POS system, including the scanner costs ~ \$15,000.

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

In opposition:

Dr. Sherry Jaco, Mill District Alliance
Larry Gamble, Whaley Street Neighborhood Association
Bob Guild, Granby Neighborhood Association

The opposition cited the liquor stores use is not needed in the area and it may cause pedestrian safety issues.

As no one else spoke in favor or opposition to the request, the applicant was allowed time for rebuttal of comments made by the public.

Mr. Moore addressed the opposition and reiterated the there is a stop light for student to cross the road. Delivery trucks can unload and load under the canopy in the parking lot, not in the road. Providers will not block the street. The shop employees will not illegally sell to underage customers. The [parking lot] lighting has been improved. The whole lot has been made available for parking.

Testimony closed and Board discussion ensued.

Mr. Vang made motion to approve the application subject to staff comments. Mr. Whittle seconded the motion. Motion passed 4-1 with Ms. Fenner in opposition.

3. **2024-0011-SE Kings Grant Drive @ 1-77 (TMS# 16507-02-01 & 02) (p/o)** Special exception to permit a stealth wireless communication facility (monopine) in the NAC district (Michael Sandifer, Vogue Towers II, LLC & Verizon Wireless) (pending NAC)

Ms. Hasty introduced the special exception request and invited the applicant to the podium to present the case.

Michael Sandifer, Applicant representing Vogue Towers, gave an overview of case.

Conversation between board and applicant ensued.

Members of the public were invited to speak in favor of or opposition to the request. Seeing and hearing none the testimony closed and Board discussion ensued.

Ms. Fenner made motion to approve subject to staff comments. Ms. Mackintosh seconded the motion. All aye. Approved (5-0).

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

Motion to adjourn the meeting by Mr. Vang.
Motion seconded by Ms. Fenner. All aye. Motion passed 5-0.
Meeting adjourned at 4:56 P.M.