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**CITY OF COLUMBIA**  
**BOARD OF ZONING APPEALS MINUTES**  
**APRIL 8, 2014- 10:00 AM**

City Hall Council Chambers  
1737 Main Street • Columbia, SC

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**In attendance:** Ernest Cromartie, III, Patricia Durkin, Calhoun McMeekin, Reggie McKnight, Preston Young

**Absent:** Pat Hubbard

**Staff:** Brian Cook, Andrew Livengood, Andrea Wolfe

**I. CALL TO ORDER and DETERMINATION OF QUORUM**

Ernest Cromartie, chairperson, called the meeting to order at 10:00AM, and introduced the members of the Board of Zoning Appeals (BOZA).

**II. APPROVAL OF MINUTES**

**Approve March 11, 2014 Minutes**

**Motion by Mr. Young to approve the March 11, 2014 Minutes; seconded by Mr. McKnight. Motion approved 6-0.**

Mr. Cook proceeded with review of the Regular Agenda as there were no items on the Consent Agenda.

**III. CONSENT AGENDA**

**A. OLD BUSINESS**

None.

**B. NEW BUSINESS**

None.

**IV. REGULAR AGENDA**

**A. OLD BUSINESS**

None.

**B. NEW BUSINESS**

- 1. 14-013-V Dist. 3 2438 Monroe Street (TMS# 11310-05-11)**  
Variance to the secondary front yard requirements for a proposed addition (Youngs Contracting and Development) (RG-1, -CC1)

Greg Brewer, contractor and authorized agent for the project, presented on the request. ***There are extraordinary conditions that apply to this property because the additional living space is needed, and there is nowhere else to place the addition. It will be in keeping with the original structure, the brick will match, and it is the minimum necessary. Neighbors have been contacted and have no objections to the addition.***

Jim Morris, homeowner, brought copies of letters of approval from neighbors who support the project.

**No one in attendance spoke in favor or opposition of the request.**

**Testimony closed for Board discussion.**

**Motion by Mr. Salley to approve 2438 Monroe Street request for variance to the secondary front yard requirements for a proposed addition. There are extraordinary and exceptional conditions that pertain to the subject property and do not generally apply to other properties in the vicinity; the property was built before the setback, the entire house basically does not conform with the setback and the addition will follow the same line as the house; this is clearly the best location to place the addition in review of the plat; there is no detriment to the public or the other properties in the area or the character of the district; it meets the minimum necessary; and it is also in harmony with the purpose and intent of the Zoning Ordinance.**

**Motion seconded by Ms. Durkin. Request for variance approved 6-0.**

2. **14-014-SE Dist. 3 3500-3600 Devine Street and 3451 Blossom Street (TMS# 13808-15-01 through -05, 13808-11-01) Special Exception to permit shared parking for a religious organization (Lori M. Long, AIA, JCS Architects) (C-1 and PUD-R, -CC1)**

Lori Long, AIA, JSC Architects, presented on the request. Existing buildings on Devine Street will be demolished to allow for the new construction of a parish for St. Joseph's Catholic Church which requires 60 parking spaces. Applicant is proposing a 50-space parking lot, and shared existing parking adjacent to the site for the additional ten spaces.

***The proposed special exception will not have a substantial adverse impact on vehicular traffic or vehicular/pedestrian safety; it will actually be safer and an improvement due to reduced number of curb cuts into the property along Devine, and separation of services drive/delivery from parking areas.***

***There will not be an adverse impact on adjoining properties in terms of noise/lights/fumes/ obstruction of air flow or light/litter. It will be safer and easier because it will be one single designated area between the buildings, and provide better access to the buildings.***

***There will be no adverse impact on the aesthetic character of the area as the new building will match the context of the neighborhood, church and school; and is on the same scale as the neighborhood.***

***It will not have an adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response; it will actually be an improvement once the two sparsely***

separated parking spaces are combined. They will be better lit with lighting that will meet the Ordinance, further away from the adjacent neighbors, and there will be better accessibility to the site for the fire department and law enforcement.

**It will be in keeping with the character of the district, and is appropriate and compatible with the location.** The proposed building is in the front and is very much in contrast with the surrounding area. It is felt the neighbors are very excited about the look of the building.

**In terms of concentration/proliferation of similar special exception use in this area;** there will be none, it actually works as the special exception is proposed with the different peak times for Masses and the working hours for the building.

John Monk, neighborhood resident, felt the design of the building is in keeping with the neighborhood. He voiced a few concerns regarding lighting, and questioned the process regarding approval of the building and parking which he felt should be approved together.

Mr. Cook explained the review process for Mr. Monk.

Ms. Long said the building committee extended an invitation to the neighborhood to attend meetings, and no one from Shandon attended. There will be more of a direct impact on neighbors behind the church, and they did not express any issues. Engineers looked at parking, lighting and design to ensure it be shielded from the neighborhood. Landscaping will be met and will exceed the Ordinance. Parking will be consolidated from Bonham and centralized which should remove some overflow from the street. It is felt that this will be an improvement from what currently exists.

**Testimony closed for Board discussion.**

**Motion by Mr. Cromartie to approve 3500-3600 Devine Street and 3451 Blossom Street request for special exception to permit shared parking for a religious organization. There will be no adverse impact on vehicular and pedestrian safety; it will have no adverse impact on environmental factors; the aesthetics will consistent with the district or an improvement; the revised parking will not have any adverse effect on public safety or nuisance conditions and may improve it; there is no issue of concentration, it is consistent with the character and compatible with the location; it is in the public interest.**

**Motion seconded by Mr. McMeekin. Request for special exception granted 6-0.**

- 3. 14-015-SE Dist. 2 804 Gervais Street (TMS# 08916-11-03) Special Exception to permit shared parking for a mixed use development (Robin H. Dial II, Dial Dunlap & Edwards, LLC) (M-1, -DD, -DP and M-2, -ID)**

Robin Dial, Dial Dunlap & Edwards, LLC, represented Adluh Flour and presented on the request to allow the renovation of a currently vacant building on the Adluh Flour site. Buildings at the rear of the site would remain intact as an operating flour and grain milling operation, and the redeveloped building would include a mixture of hospitality and office/retail. Landscaping and parking for the new tenants will be incorporated.

Use of the existing parking space where the redevelopment will occur will not be changed, however it will be greatly enhanced. Currently the area is closed off in the evening with no lighting. The development will bring everything up to code with good lighting, new

landscaping, and contributing to the health and vitality of the Vista District. Parking will be right in/right; new pedestrian buffers will be built; there is an existing sidewalk on Gervais Street, however the goal is to be very consciences of being a good neighbor. The project has received approval from the D/DRC for development, as well as Bailey Bill approval. There will be a porch on the west side of the building with a wall acting as a buffer from neighboring businesses. The parking lot will be on the east side. In working with the D/DRC, very low lite producing lighting was selected for the building and the parking lot. It is not anticipated that anything will be added to the property as the use will not be changed. There will not be any degradation of the land or the building with this proposal. Everything will be up to code and as bright as possible without being too much. Old Chicago Pizzeria is the one tenant who is on board.

There are 52 parking spaces in the front area, and Adluh will have 16 spaces in the rear for their use. Additional spaces can be added. In working with the Zoning Department, it is hoped to have 11 to 15 spaces toward the rear to comprise the shared use parking, which will be closer to the front of the building.

**No one in attendance spoke in favor or opposition of the request.**

**Testimony closed for Board discussion.**

**Motion by Mr. Salley to approve the request for 804 Gervais Street request for special exception to permit shared parking for a mixed use development based on the application and the testimony. There is no adverse effect on vehicular or pedestrian safety; no environmental factors are being impacted by this development; the aesthetics of the area will be maintained; it will not be a nuisance or a safety issue to the public; it does not create a concentration of undesirable elements in the neighborhood; it is consistent with the character of the district and the neighborhood; it is compatible with the other buildings in the area; and it serves the public interest.**

**Motion seconded by Mr. Young. Request for special exception granted 6-0.**

- 4. 14-016-SE Dist. 2 2027 Taylor Street (TMS# 11407-04-06)** Special Exception to permit alternative parking surface (gravel) for proposed internet sales office (James M. McQuilla, Professional Buyers Advantage, LLC) (C-3, -DP (Individual Landmark Group II))

James McQuilla, Professional Buyers Advantage, LLC, presented on the request to retain gravel parking at the rear of an existing landmark building. Gravel will be added to the existing parking surface.

Mr. McQuilla spoke on the four conditions recommended by staff should the Board be inclined to grant approval for the request.

- 1) Driveway surface for this landmarked building requires approval of Design/Development Review Commission (D/DRC) staff – **has been addressed and a proposal has been submitted;**
- 2) With the exception of a driveway surface approved by staff to the D/DRC gravel surface must be maintained such that grass and/or weeds do not grow through – **someone is currently employed to take care of the yards, and will ensure all**

***proper chemicals will be used to keep weeds/grass from growing through, and the necessary barrier will be put in place underneath the gravel;***

- 3) Grave must be solely contained on the property – ***currently, there is fencing on all sides of the parking space, and also space between the graveled in area and natural space; so the gravel will not transport easily from one area to another.***
- 4) Accessibility requirements of the building code in relationship to any new parking spaces, or those spaces required for the new building, shall be met – ***a hard surface parking space will be prepared for ADA parking to meet code.***

No conversations were held with residents on Harden Street. However communication was made with the concrete supply company who did not voice any concerns. This request is also being done because the property is a historic preservation site. It is in keeping with the aesthetics because this is a house, the yard was kept that way, and it would maintain the type of harmony one hopes to see in a historic location. The gravel must be pressed down about 4"-6" into the ground. There is almost no drainage problem on the property currently, and this will be better for the environment and allow water to seep into the ground more evenly. Part of the driveway will be maintained, and the gravel will go back almost, but not all the way to the fence. The gravel will stay on the property because it will be pressed into the ground, and because of fencing on the property. A 2' strip of greenery will be maintained between both sides and the back of the property and the gravel. The gravel will be crush and run, not large chunks.

Mr. McQuilla stated he would be glad to work with D/DRC staff regarding the use of alternative type materials for the surface driveway, if required. Several student groups and individuals have stopped by and remarked on the home, educated him on the history of the home, and commented on how nice the home looks. He would like to maintain that historic aesthetic because it adds a true value to what the City of Columbia has marketed as a historic site.

Mr. Cook reminded that should the Board be inclined to approve this request, to include as part of the motion that approval be contingent upon the applicant working with D/DRC staff on a driveway design that would eliminate the potential for the gravel to go on adjacent property, and pushing the gravel itself back toward the rear, just as a suggestion based on discussion.

Mr. Cromartie agreed and asked that language be included as part of the motion.

**No one in attendance spoke in favor or opposition of the request.**

**Testimony closed for Board discussion.**

***Mr. Cromartie stated he would abstain from voting on the request as he is an adjacent property owner.***

**Motion by Mr. Salley to approve 2027 Taylor Street request for special exception to permit alternative parking surface (gravel) for proposed internet sales office based on criteria and testimony provided by the applicant. Section 17-343 allows this Board to approve an alternative parking, and requires them to look at the amount of parking that will be on there. As it is a private company, not open to the public, with a limited number of employees using the property, it meets the criteria as well. The gravel driveway will not have any impact on vehicular or pedestrian safety issues; there will be less stormwater runoff on the property;**

**there will be no obstruction or adverse impact on environmental factors; the property is fenced; parking will be at the rear of the property; there will be no aesthetic issues with the neighborhood; there will be no public safety or nuisance issues with the driveway; there will not be a concentration of gravel driveways in the area; its character is consistent with the intent of the underlying district as indicated in the description; it is compatible with the other uses in the area; and does not harm the public interest. Motion conditional upon the applicant working with D/DRC staff specifically to keep the gravel loss from the driveway on the property from other neighbors and the public right of way to a minimum; and to include the four points from staff recommendations.**

**Motion seconded by Mr. McMeekin. Request for special exception granted 5-0.**

**V. OTHER BUSINESS**

None.

**VI. ADJOURNMENT**

**There being no further business, motion by Mr. Salley to adjourn the April 8<sup>th</sup>, 2014 meeting; seconded by Mr. Cromartie. Meeting adjourned at 11:10 a.m.**

Respectfully submitted by Andrea Wolfe  
Sr. Admin. Secretary  
Planning and Development Services Department  
City of Columbia