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

City Hall Council Chambers
1737 Main Street • Columbia, SC

In attendance: Ernest Cromartie, III, Patricia Durkin, Dr. Pat Hubbard, Reggie McKnight, Preston Young

Absent: Calhoun McMeekin, Chuck Salley

Staff: Brian Cook, Andrew Livengood, Andrea Wolfe

I. CALL TO ORDER and DETERMINATION OF QUORUM

Ernest Cromartie, chairperson, called the meeting to order at 10:05AM, and introduced the members of the Board of Zoning Appeals (BOZA).

II. APPROVAL OF MINUTES

Approve June 10, 2014 Minutes

Motion by Mr. Young to approve the June 10, 2014 Minutes; seconded by Mr. McKnight. Motion approved 5-0.

III. CONSENT AGENDA

A. OLD BUSINESS

None.

B. NEW BUSINESS

- 1. 14-031-V Dist. 3 1125 George Rogers Boulevard (TMS# 11206-03-04)**
Variance to the allowable display surface area for signage
(Scott Garvin, Garvin Design Group) (C-3)

Recusal for this request by Mr. Hubbard as the applicant is his employer.

Motion by Ms. Durkin to approve Consent Agenda item 1, **1125 George Rogers Boulevard**, subject to any exhibits and conditions that may be found within the case summary for that application and to adopt as the findings of the Board, those findings in each case prepared by Staff, also found within each case summary; *seconded by Mr. Young* .
Consent Agenda item approved 4-0.

IV. REGULAR AGENDA

A. OLD BUSINESS

None.

B. NEW BUSINESS

- 2. 14-029-V Dist. 2 705 Gervais Street (TMS# 08912-07-10)** Variance to the parking requirements for a restaurant (Scott Garvin, City Market LLC) (M-1, -DD, -DP)

Scott Garvin, City Market LLC, presented on the request for proposal of eight parking spaces to establish a restaurant as part of the City Market redevelopment project which consists of three historic warehouse buildings currently used for storage.

The restaurant will be walk-to with valet parking. Brick pavers and existing parking will be utilized with the majority of parking off-site. The connector added between two of the buildings will be removed and replaced with a pedestrian walkway and additional seating with landscaping / porch area. A walkway area will be added with ingress/egress for service/delivery.

Preliminary meetings have been held with other City of Columbia departments regarding city codes, landscaping, building/fire code, and requirements of the Utilities and Engineering Department.

No one spoke in favor or opposition of the request.

Testimony closed for Board discussion

Mr. Hubbard stated "these are wonderful old buildings, and it is great they are being saved. There is no other way to save them and have parking. It is preferable to have the buildings."

Motion by Mr. Hubbard to grant the request for variance at 705 Gervais Street as there are extraordinary and exceptional conditions given the nature and historic character of the buildings; the Vista is a unique area, so this clearly applies; it would prohibit or unreasonably restrict the proper development that should be made of this to enforce the Ordinance strictly; it will very much not be a substantial detriment to adjacent property, or the public good, or the character of the district; this is the minimum necessary, there has been a finding for some parking in the area, presumably handicapped or similar; it is in harmony with the general purpose of the Zoning Ordinance and the intent of the Zoning Ordinance; and it will not be injurious to the neighborhood or the public welfare.

Motion seconded by Mr. Young. Motion approved 5-0.

- 3. 14-030-V Dist. 2 711 Gervais Street (TMS# 08912-07-08)** Variance to the parking requirements for multifamily residences (Scott Garvin, City Market LLC) (M-1, -DD, -DP)

Scott Garvin, City Market LLC, presented on the request for proposal of zero parking spaces to allow for renovation and conversion of an existing building for mixed use consisting of five high end loft apartments at the rear of the building, and a restaurant at the front as the final part of the City Market redevelopment project.

Residents would park in the city garage; the lot across the street; or if possible, the eight spaces [at 705 Gervais] could be dedicated to the residents for use after business hours. Surveying is still being done to see if it is feasible for apartments because of the lack of parking. If not, the spaces would be used for retail.

No one spoke in favor or opposition of the request.

Testimony closed for Board discussion

Mr. Hubbard stated this request should be approved for the same reasons as the previous request though this is a large variance.

Motion by Mr. Hubbard to grant the request for variance at 711 Gervais Street as there are extraordinary and exceptional conditions that do not general apply to other properties; to require the Zoning Ordinance be applied would unreasonably prohibit or restrict the utilization of the property; it will be a substantial detriment to adjacent property, or the public good, or the character of the district; the reasons in the application justify granting the variance; it is the minimum necessary; it complies with the general purpose and intent of the Zoning; and it will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Motion seconded by Ms. Durkin. Motion approved 5-0.

- 4. 14-032-SE Dist. 2 907 Senate Street and 1007 Park Street (TMS# 08916-02-02 and 08916-10-02, -10, -11, -12, -15, -16) Special Exception to expand permitted leased remote parking for a mixed use development (Tim Sittema, C4 Gervais, LLC) (M-1, -DD, -DP and C-4, -DD)**

As the applicant was not in attendance, the Board felt the case should be deferred to the August meeting.

Motion by Mr. Cromartie to defer this application to next month's meeting.

Motion seconded by Mr. Hubbard. Motion to defer approved 5-0.

V. OTHER BUSINESS

VI. ADJOURNMENT

There being no further business, motion by Mr. Cromartie to adjourn the July 8th, 2014 meeting. Meeting adjourned at 10:40 a.m.

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