
CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

August 5, 2021 – 4:00 PM

Busby Community Center
1735 Busby Street
Columbia, South Carolina

In attendance: Gene Dinkins, Jr., John Gregory, Kathryn Fenner, Celia Mackintosh and Marcellous Primus

Absent: John Guignard and Jenna Stephens

Staff: Rachel Bailey, Skye Robinson Barnes, Johnathan Chambers, Hope Hasty and Erica Jaen

I. CALL TO ORDER and DETERMINATION OF QUORUM

Gene Dinkins Jr., chair, called the meeting to order at 4:01 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 July 1, 2021 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

- 2. 2021-0075-SE 4800 Broad River Road (TMS# 06200-03-01 (p/o))** Special Exception to permit a residential care facility for men (transitional Home) (SC Department of Juvenile Justice) (C-1)
- 3. 2021-0076-SE 1711 Shivers Road (TMS# 07503-01-01 (p/o))** Special exception to permit a residential care facility for women (transitional home) (SC Department of Juvenile Justice) (C-1)
- 4. 2021-0077-V 1618 McFadden Street (TMS# 11511-05-08)** Variance to the Minimum front yard setback for a new single family dwelling (Porschea Randolph, Burns & Pressley Realty) (RG-1)

Ms. Bailey reviewed the consent agenda and provided the public with the opportunity to request that an item from the consent agenda be moved to the regular agenda. No response from public received.

Motion by Mr. Gregory to approve the Consent Agenda subject to staff comments.

Motion seconded by Ms. Fenner. Motion passes 5-0.

III. Regular Agenda

A. OLD BUSINESS

None

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B. NEW BUSINESS

- 5. 2021-074-SE 7424 Garners Ferry Road (TMS# 16312-02-02)** Special exception To permit a drive through facility for a restaurant use (Casey Durden, Hill Foley Rossi & Associates, LLC) (C-3)

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

Ryan O'Donald, with Hill Foley Rossi & Associates, introduced the proposed project and explained the reasons behind the request.

BoZA board had discussion and asked questions, to which Mr. O'Donald answered.

Mr. Dinkins asks for public input, no comments received from the public.

Motion made by Mr. Gregory to approve special exception.

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

- 6. 2021-0078-SE 530 Devine Street (TMS# 08914-01-04)** Special exception to permit a drive through facility for a restaurant use (Kathleen McDaniel, Burnette Shutt & McDaniel, PA) (MX-2, -ID)

Ms. Bailey introduced the special exception request.

Kathleen McDaniel, introduced the proposed project and Gene Antley, owner of business, explained the reasons behind the request.

Tony Shepherd, traffic engineer, shared his traffic study data with board.

Board discussed request and asked questions, to which Ms. McDaniel, Mr. Antley, and Mr. Shepherd provided answers. Staff reiterated that all city development regulations, to include land development and traffic engineering, had to be met on the site.

Motion started by Ms. Mackintosh and Mr. Gregory took over. The motion was to approve the special exception request subject to a barrier between cross traffic and to shield along the sidewalk/edge of sidewalk and the new-drive through lane to protect pedestrians.

Motion amended to state that barrier be between the edge of the new asphalt and along the right-of-way.

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

V. OTHER BUSINESS

VI. ADJOURNMENT

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Motion to adjourn the meeting by Ms. Fenner.
Motion seconded by Mr. Gregory. Motion passes 5-0.
Meeting adjourned at 4:49 P.M.

DRAFT