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# ITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

January 7, 2021 – 4:00 PM

Virtual Meeting

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**In attendance:** Gene Dinkins, Jr., John Gregory, Jenna Stephens, Kathryn Fenner,

**Absent:** Marcellous Primus, John Guignard

**Staff:** Rachel Bailey

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

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.

Gene Dinkins Jr., chair, called the meeting to order at 4:00 P.M.

Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff.

## **II. CONSENT AGENDA**

### **A. APPROVAL OF MINUTES**

#### **1. Approve December 3, 2020 Minutes**

### **B. OLD BUSINESS**

**NONE**

### **C. NEW BUSINESS**

- 2. 2020-0079-SE 5408 & 5412 Middleton Street (TMS# 11608-06-03 & -04)** Special exception to expand a religious organization (Rev. Alice Williams-Ellison, New William Street Baptist Church) (RS-3)
- 3. 2020-0080-V 5408 & 5412 Middleton Street (TMS# 11608-06-03 & -04)** Special exception to permit an alternative parking surface (Rev. Alice Williams-Ellison, New William Street Baptist Church) (RS-3)
- 4. 2020-0081-SE 1110 Kinley Road (TMS# 05000-06-02)** Special exception to permit an alternative parking surface (The Episcopal Church of St. Simon & St. Jude) (C-1)

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

**Motion seconded by Ms. Stephens. Motion passes 4-0**

## **III. REGULAR AGENDA**

### **A. OLD BUSINESS**

**NONE**

### **B. NEW BUSINESS**

- 5. 2020-0082-V 2200 Sumter Street (TMS# 09016-03-10)** Variance to the buffer transition yard requirement (Chui 'Karen' Yip, 888 Investments, LLC) (MX-1, -NC)

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

Karen Yip, applicant, provided a summary of the proposed project and explained the need for the reduced buffer. Ms. Yip then explained that the current automotive repair use will be replaced with a less intense use.

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

In favor:

Julie Seel, resident

Testimony closed for Board discussion.

**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 applicant.**

**Motion seconded by Ms. Fenner. Motion passes 4-0.**

- 6. 2020-0083-V      1940 Blossom Street (TMS# 11308-10-01)** Variance to the buffer transition yard requirement (Scott Burriss, Weathers Contracting Co., Inc.) (MX-1, 5PL)

Ms. Bailey introduced the request for the variance.

Scott Burriss, applicant, provided a summary of the proposed project and the need for the reduced landscape buffer. He also explained that the bank use was not changing.

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

As no one spoke in favor or opposition of the requests, testimony closed for Board discussion.

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

**Motion seconded by Ms. Fenner. Motion passes 4-0.**

- 7. 2020-0084-SE      4735 Fort Jackson Boulevard (TMS# 16503-03-11)** Special exception to establish a residential care facility (Marc Hannon, Shang Investment Group, LLC) (RG-2, -FTJAX)

Ms. Bailey introduced the request for special exception.

Mr. Hannon, applicant, provided a summary of the proposed project. He then described how this location for a residential care facility near the Fort Jackson Army base is appropriate.

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**ITY OF COLUMBIA**  
**BOARD OF ZONING APPEALS MINUTES**

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

As no one spoke in favor or opposition of the requests, testimony closed for Board discussion.

**Motion by Mr. Dinkins to approve the special exception request subject to all staff comments and pursuant to all terms of the application and presentation of the applicant. Mr. Dinkins also conditioned the approval on the installation of a fence for safety concerns along adjacent roadways.**

**Motion seconded by Mr. Gregory. Motion passes 4-0.**

- 8. 2020-0085-SE 2322 Two Notch Road (TMS# 11510-04-36)** Special exception to establish a multifamily residential use (Sabrina St. John, Eagle Eye Development Group, LLC) (C-3)

Ms. Bailey introduced the request for special exception.

Ms. St. John, applicant, provided a summary of the proposed project to establish a multifamily rental for mostly underserved veterans.

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

In opposition:

Dean Kemp, resident

Testimony closed for Board discussion.

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

**Motion seconded by Ms. Stephens. Motion passes 3-1, with Mr. Gregory in opposition.**

**V. OTHER BUSINESS**

**NONE**

**VI. ADJOURNMENT**

**Motion to adjourn the meeting by Ms. Fenner  
Motion seconded by Ms. Stephens. Motion passes 4-0.  
Meeting adjourned at 5:30 P.M.**