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**CITY OF COLUMBIA**  
**BOARD OF ZONING APPEALS MINUTES**

October 7, 2021 – 4:00 PM

Busby Community Center  
1735 Busby Street  
Columbia, South Carolina

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

**Absent:** John Guignard and Jenna Stephens

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

**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 September 2, 2021 Minutes**

**B. OLD BUSINESS**

**NONE**

**C. NEW BUSINESS**

- 2. 2021-0088-SE 800 Huger Street (TMS#08911-04-01 & 08911-04-03)** Special exception to permit a drive through facility for a bank (Coral Gresham, The Boudreaux Group) (MX-2, -ID)
- 3. 2021-0089-SE 3421 N. Main Street (TMS# 09112-08-05)** Special exception to expand the footprint of an existing residential care facility – not expanding bed count (John K. Powell, AIA, Seed Architecture, LLC) (CAC, OV-NMC(p))
- 4. 2021-0090-SE 4701 James Street (TMS# 11603-04-07)** Special exception to permit a beauty salon in a residence as a home occupation (Kellie T. Dunlap, Flawless BY T.K.) (RSF-3)

**Ms. Bailey advised that case 2021-0089-SE\_800 Huger Street would be deferred because of lack of quorum.**

**Citizen, Pat Myer, requested that case 2021-0089-SE be removed from the consent agenda and moved to the regular agenda.**

**Ms. Fenner made motion to approve consent agenda subject to staff comments and as amended. Mr. Gregory seconded the motion. Motion passed 5-0.**

**III. Executive Session**

The receipt of legal advice related to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2).

**\*2021-0084-SE**

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Mr. Dinkins made motion to move into executive session, and Mr. Gregory seconded the motion. Motion passed 5-0.

Mr. Dinkins made motion to resume normal board meeting and come out of executive session, Mr. Gregory seconded it. Mr. Dinkins noted no action was taken during the executive session. Motion passed 5-0.

**IV. REQUEST FOR REHEARING**

Request for rehearing (Julie Ann Avin, MIRCI)

\***2021-0084-SE**: 1511 Gregg Street (TMS#11403-10-09)

Ms. Bailey reviewed the rehearing procedure and case. Applicant, Julie Ann Avin, asked to present new evidence. Discussion between applicant and board ensued.

Ms. Fenner made motion to deny the request for the rehearing and Ms. Mackintosh seconded the motion. Motion passed 4-1, Mr. Gregory voting nay.

**V. REGULAR AGENDA**

**A. OLD BUSINESS**

NONE

**B. NEW BUSINESS**

5. **2021-0086-SE** **2214 Harper Street (TMS# 11510-16-17)** Special exception to permit a residential care facility primarily for elderly persons (Julie Ann Avin, New Hope Home Solutions, LLC) (RG-1)
6. **2021-0087-SE** **1206 Mount Vernon Street (TMS# 09214-14-10)** Special exception to permit a residential care facility primarily for elderly persons (Julie Ann Avin, New Hope Home Solutions, LLC) (RS-3)
7. **2021-0091-SE** **631, 635, 639 Elmwood Avenue, et al (TMS# 09011-01-13, 09011-01-17, 09012-01-13, 09012-01-14, 09012-01-15, 09012-01-16, 09012-01-17)** Special exception to establish an elementary school (Cherrie Iraola, Columbia School Development, LLC) (MU-2, RH-2, CV-CC)
8. **2021-0092-SE** **2324 Two Notch Road (TMS# 11510-04-42)** Special exception to permit a convenience store (Sabrina Hammonds) (CAC)

Ms. Bailey reviewed the case. Applicant, Sabrina Hammonds, presented case and details surrounding the proposed project.

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**Pause provided for public input. No input received.**

**Mr. Gregory made motion to approve the special exception subject to staff comments. Motion Seconded by Mr. Primus. Motion passed 5-0.**

- 9. 2021-0089-SE 3421 N. Main Street (TMS# 09112-08-05)** Special exception to expand the footprint of an existing residential care facility – not expanding bed count (John K. Powell, AIA, Seed Architecture, LLC) (CAC, OV-NMC(p))

**Applicant, John Powell, reviewed case and provided details for proposed project. discussion between Mr. Powell, board, and staff ensued.**

**Provided pause for public input. Neighbor, Pat Meyer, spoke in opposition of the project. Advising that the site area continues to expand and attract loitering.**

**Member of the Hyatt Park neighborhood association, Johnny Nelson, spoke in support of the project and special exception.**

**Mr. Gregory made motion to approve the special exception subject to staff comments. Motion seconded by Ms. Fenner. Motion passed 5-0.**

**VI. OTHER BUSINESS**

**Ms. Bailey announced that a new BoZA board member had been elected and that her last day in her position as the zoning administrator with the City of Columbia would be October 26<sup>th</sup>.**

**VII. ADJOURNMENT**

**Motion to adjourn the meeting by Mr. Gregory  
Motion seconded by Mr. Dinkins. Motion passes 5-0.  
Meeting adjourned at 5:08 P.M.**