
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

November 4, 2021 – 4:00 PM

Busby Community Center
1735 Busby Street
Columbia, South Carolina

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

Absent: Celia Mackintosh and Sherard Duvall

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

I. CALL TO ORDER and DETERMINATION OF QUORUM

Gene Dinkins Jr., chair, called the meeting to order at 4:04 P.M.

Hope Hasty, Deputy 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 October 7, 2021 Minutes**

B. OLD BUSINESS

- 2. 2021-0088-SE 800 Huger Street (TMS# 08911-04-01 & 08911-04-02) Special exception to permit a drive-through facility for a Curbside Cola Grocery, LLC (Boudreaux Group) (MX-2, -ID)**

C. NEW BUSINESS

- 3. 2021-0095-SE 1220 Woodrow Street (TMS# 11414-14-01) Special exception to permit an elementary school/daycare (Erica Ferrell, Enriched With Wonder, LLC) (RM-2, OV-HP)**
- 4. 2021-0096-V 1220 Woodrow Street (TMS# 11414-14-01) Variance to the minimum off-street parking requirement (Erica Ferrell, Enriched With Wonder, LLC) (RM-2, OV-HP)**

Ms. Hasty reviewed the consent agenda and provided overview of proposed projects.

Pause provided for public input. No input received.

Ms. Fenner made motion to approve the consent agenda subject to staff comments.

Motion seconded by Mr. Gregory. All Aye. Motion Passed 5-0.

III. REGULAR AGENDA

A. OLD BUSINESS

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NONE

B. NEW BUSINESS

5. **2021-0091-SE 631, 635,639 Elmwood Avenue, et al (TMS# 09011-01-13, 09011-01-17, 09012-01-17, 09012-01-18, 09012-01-20)** Special exception to Establish a Elementary, middle school for Annette Iraola, Columbia School Development, LLC) (MU-2, RM-2, OV-CC)

6. **2021-0093-V 4102 Parkman Drive (TMS# 13911-09-02)** Variance to the maximum Fence height requirement (John E. Jones) (RSF-1)

Ms. Hasty reviewed the case. Property owner, Sharon Risinger, provided overview of Proposed project.

Discussion between board and applicant ensued. Pause provided for public input. None received.

Motion made by Ms. Fenner to deny applicants request. Mr. Gregory seconded the Motion. All Aye. Motion Passed 5-0.

7. **2021-0094-V 508 South Walker Street (TMS# 13801-17-19)** Variance to the minimum Front yard setback requirement (Dustin Whitehead) (RSF-3)

Applicant, Dustin Whitehead, provided overview of proposed project. Discussion Between board and applicant ensued.

Pause provided for public input. None received. Board members discussed case Amongst selves.

Motion made by Ms. Fenner to approve applicants request subject to staff comments. Mr. Gregory seconded the motion. All Aye. Motion Passed 5-0.

8. **2021-0097-SE 1029 Lykes Lane (TMS# 05008-01-10)** Special exception to permit an Alternative parking surface (Staci Allen, Squeegee Clean, Inc.) (CAC)

Applicant, Staci Allen, provided overview of proposed project. Discussion between Applicant and board ensued.

Pause provided for public input. None received. Board members discussed case Amongst selves.

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Motion by Mr. Gregory to approve the special exception request. Motion seconded by Mr. Guignard. All Aye. Motion Passed 5-0.

- 9. 2021-0098-V 1029 Lykes Lane (TMS# 05008-01-10)** Variances to the minimum Landscaping requirements (Staci Allen, Squeegee Clean, Inc.) (CAC)

Applicant, Staci Allen, provided overview of proposed project. Discussion between Applicant, board and staff ensued.

Pause provided for public input. None received. Board members discussed case Amongst selves.

Motion by Mr. Gregory to approve the multiple variances subject to staff Comments. Mr. Guignard seconded the motion. All Aye. Motion Passed 5-0.

IV. OTHER BUSINESS

V. ADJOURNMENT

**Motion to adjourn the meeting by Ms. Fenner
Motion seconded by Mr. Guignard. Motion passes 5-0.
Meeting adjourned at 5:06 P.M.**