
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

March 3, 2022 – 4:00 PM

City Hall
1737 Main Street
Columbia, South Carolina

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

Absent: John Guignard and Sherard Duvall

Staff: Hope Hasty, Erica Jaen, Skye Robinson Barnes and Shane Shaughnessy

I. CALL TO ORDER and DETERMINATION OF QUORUM

Gene Dinkins Jr., chair, called the meeting to order at 4:01 P.M.

Hope Hasty, 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. Quorum was confirmed. Applicants and others who wished to speak were sworn in.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve January 6, 2022 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. 2022-0010-V 214 Sloan Street (TMS# 11314-08-09) Variance to the maximum fence height requirement in the rear yard (Adam M. Schor) (RSF-3, OV-CCP)

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

NONE

B. NEW BUSINESS

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3. **2022-0001-V 317 Wateree Avenue (TMS# 11307-09-06)** Variance to the side yard setback for an addition to a single family residence (Ralph & Susan Hilsman) (RSF-3, OV-HP)

Ms. Hasty provided brief overview of the case. Applicant, Susan Hilsman, spoke on behalf of the project request. Discussion between board and applicant ensued.

Pause provided for public input. No input received.

Discussion between board members ensued.

Ms. Mackintosh made motion to approve pending staff comments. Mr. Primus seconded the motion. All Aye. Motion Passed 5-0.

4. **2022-0002-SE 725 Hazelwood Road (TMS# 19102-02-04)** Special exception to permit a convenience store (Waled Abdulaziz Muthana, Aden Express, LLC) (GC)

Ms. Hasty provided brief overview of the case. Applicant representative, Theresa Staples, spoke on behalf of the project request. Discussion between board, applicant and staff ensued.

Pause provided for public input. No input received.

Discussion between board members ensued.

Ms. Fenner made motion to approve subject to staff comments. Ms. Mackintosh seconded the motion. All Aye. Motion Passed 5-0.

5. **2022-0009-SE 4505, 4515 Clemson Avenue & 1600, 1612, 1620 Brennen Road (TMS# 13915-11- 32, -33, -34, -35 & -36)** Special exception to expand a major utility facility (William Lamb, Thomas & Hutton) (RM-1)

Ms. Hasty provided brief overview of the case. Applicant, William Lamb, spoke on behalf of the project request. Maps were introduced into testimony and provided to board members to provide them with a view of the proposal. Discussion between the board and applicant ensued.

Pause provided for public input. No input received.

Mr. Gregory made motion to approve special exception request subject to the applicant working in coordination with the City of Columbia landscape planner, Scott Holder, to plant evergreen trees on the Southern and Western side of the property

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adequate to screen improvement and subject to staff comments. Motion seconded by Ms. Fenner. All Aye. Motion Passed 5-0.

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

Motion to adjourn the meeting by Ms. Mackintosh
Motion seconded by Mr. Gregory. Motion passed 5-0.
Meeting adjourned at 5:10 P.M.