
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

May 5, 2022 – 4:00 PM

City Hall
1737 Main Street
Columbia, South Carolina

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

Absent:

Staff: Erica Jaen, Skye Robinson Barnes, Andrew Livengood, Krista Hampton and Shane Shaughnessy

I. CALL TO ORDER and DETERMINATION OF QUORUM

Gene Dinkins Jr., chair, called the meeting to order at 4:05 P.M.

Erica Jaen, Associate Planner, 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 March 3, 2022 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

- 2. 2022-0011-V 197 Gregg Parkway (TMS# 16705-03-29)** Variance to the maximum fence height in the rear yard (Jill Migliore) (RSF-3)
- 3. 2022-0012-SE 902 Gervais Street Suite D (TMS# 08916-02-01)** Special exception to permit a type 2 eating and drinking establishment (Jay Kalin, Jay's Bar & Grill) (RAC, OV-CC, OV-HP, OV-HSV)
- 4. 2022-0013-SE 4464 Devine Street (TMS# 13810-03-03)** Special exception to permit a liquor store (Donna Brown & Ashley Rosado, Interplan) (CAC)
- 5. 2022-0014-SE 4301 Fort Jackson Boulevard (TMS# 13811-09-06)** Special exception to permit an accessory drive through use for a restaurant (Iggy Pipitone, Bojangles' Restaurants, Inc.) (MU-2)
- 6. 2022-0017-V 4301 Fort Jackson Boulevard (TMS# 13811-09-06)** Variance to the minimum form and design standards for a restaurant use (Iggy Pipitone, Bojangles' Restaurants, Inc.) (MU-2)
- 7. 2022-0018-V 201 Moore Hopkins Lane (TMS# 07309-02-19)** Variance to the minimum parking requirements for a multifamily development (Matthew A. Kriete, Engineering Surveys & Services) (EC)

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Ms. Jaen 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 7-0.

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

- 8. 2022-0015-SE 737 Gadsden Street (TMS# 08915-12-01)** Special exception to exceed the maximum density of bedrooms per acre for a private dormitory (R. Hunter Lambert, USC Development Foundation) (MC, OV-ID)

Applicant representative, Jeff Schaus, provided a brief overview of his proposed project request. Discussion between board and applicant ensued.

Andy Barfield, Holder Properties, addressed questions regarding the proposed density and the operation and management plan. Kevin Eubanks, applicant's engineer, addressed questions regarding traffic flow and walkability

Pause provided for public input. No input received. Board further discussed proposal.

Ms. Mackintosh made motion to approve subject to staff comments. Mr. Primus seconded the motion. All aye, motion passed 7-0.

- 9. 2022-0016-V 737 Gadsden Street (TMS# 08915-12-01)** Variance to the maximum front yard setback (R. Hunter Lambert, USC Development Foundation) (MC, OV-ID)

Applicant representative, Jeff Schaus, made presentation regarding proposal request. Discussion between board and applicant ensued.

Pause provided for public input. No input received.

Ms. Fenner made a motion to approve subject to staff comments. Ms. Mackintosh seconded the motion. All aye, motion passed 7-0.

IV. OTHER BUSINESS

NONE

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V. ADJOURNMENT

Motion to adjourn the meeting by Ms. Mackintosh
Motion seconded by Mr. Gregory. Motion passed 7-0.
Meeting adjourned at 4:37 P.M.