
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

January 5, 2023 – 4:00 PM

City Hall
1737 Main Street
Columbia, South Carolina

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

Absent: Marcellous Primus

Staff: Hope Hasty, Erica Jaen, Skye Robinson-Barnes

I. CALL TO ORDER and DETERMINATION OF QUORUM

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

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve December 1, 2022 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. 2022-0041-SE 1125 Park Street (TMS# 08916-02-07) Special exception to permit a Type 2 eating and drinking establishment (Grant Borgstedt, Pub on Park Street) (RAC, OV-HP, OV-CC, OV-HSV)

3. 2022-0043-V 1307 Calhoun Street (09016-10-19) Variance to the required rear yard setback standard (Alicia Powell, Details Count, LLC) (RAC, OV-CC)

Moved to Regular Agenda

Ms. Hasty completed the review of the consent agenda.

Citizen, Charlotte Thompson, requested that item #3, case 2022-0043-V be removed from the consent agenda and moved to the regular agenda.

Mr. Guignard made motion to place case 2022-0043-V on the regular agenda. Ms. Mackintosh seconded the motion. Motion passed 6-0

Ms. Fenner made a motion to approve the consent agenda subject to all staff comments and as amended. Mr. Guignard seconded the motion. Motion passed 6-0.

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

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4. **2022-0040-SE 7609 Garners Ferry Road, 7611 Garners Ferry Road, 150 Fountain Lake Road & S/S Fountain Lake Road (TMS# 16315-03-02, -03, -04 & -05)** Special exception to permit a convenience store (Justen Giambalvo, Del Lago Ventures, Inc.) (GC & pending GC)

Ms. Hasty introduced the special exception request.

Applicant's representative, Tommy Peasa with RaceTrac, presented the proposed convenience store request to the Board. Discussion between board and applicant ensued.

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

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

Mr. Gregory made motion to approve the special exception subject to all staff comments. Ms. Mackintosh seconded the motion. Motion passed 4-2 with Mr. Guignard and Mr. Duvall in opposition.

5. **2022-0040-SE NX Shop Road Ext & N/S Pineview Drive (p/o) (TMS# 16200-01-24 & 16200-01-26 (p/o))** Special exception to permit a convenience store (Justen Giambalvo, Del Lago Ventures, Inc.) (pending LI)

Ms. Hasty introduced the special exception request and Mr. Dinkins announced his recusal and turned the Board over to Mr. Gregory, Vice-Chair.

Applicant's representative, Tommy Peasa with RaceTrac, presented the proposed convenience store request to the Board.

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

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

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

Mr. Dinkins rejoined the meeting.

6. **2022-0044-SE 1458 & 1482 Caroline Road & N/S Trinity Drive (TMS# 16414-08-02, -03 & -04)** Special exception to permit townhouses in the O-I zoning district (Luke Boatright, Stanley Martin Homes) (O-I)

Ms. Hasty introduced the special exception request.

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Luke Boatright, applicant, gave an overview of Stanley Martin Home’s previous projects and introduced the project engineer, David Brandes.

David Brandes, project engineer, provided an overview of the project and how the project meets all requirements of the special exception criteria. Discussion between board and the project engineer ensued.

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

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

Mr. Gregory made motion to approve the special exception subject to all staff comments. Mr. Guignard seconded the motion. Motion passed 5-1 with Mr. Duvall in opposition.

- 3. 2022-0043-V 1307 Calhoun Street (09016-10-19)** Variance to the required rear yard setback standard (Allen Powell, Details Count, LLC) (RAC, OV-CC)

Ms. Hasty introduced the variance request.

Allen Powell, applicant, provided an overview of his proposed project request. Discussion between board and applicant ensued.

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

Charlotte Thompson, adjacent business owner spoke in opposition of the request.

Applicant was given time to address the concerns brought up by Ms. Thompson.

Testimony closed for board discussion.

Mr. Gregory made motion to approve the special exception subject to all staff comments. Mr. Duvall seconded the motion. Motion passed 6-0.

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

**Motion to adjourn the meeting by Ms. Fenner.
Motion seconded by Mr. Gregory. Motion passed 6-0.
Meeting adjourned at 5:24 P.M.**