
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

February 2, 2023 – 4:00 PM

City Hall
1737 Main Street
Columbia, South Carolina

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

Absent: John Guignard

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.

Hope Hasty announced the change to the regular agenda advising that case 2023-0004-SE was deferred by the applicant and would be moved to the March 2023 agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve January 5, 2023 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. 2023-0001-V 5408 Middleton Street (TMS# 11608-06-03) Variance to the required transitional buffer yard standard (Rev. Alice Williams-Ellison) (RSF-3)

3. 2023-0002-V 6604 Christie Road (TMS# 16304-12-07) Variance to the required side yard setback standard (R. Lee Willm, Willm Construction, LLC) (RSF-1)

Ms. Hasty completed the review of the consent agenda.

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

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

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B. NEW BUSINESS

4. **2023-0003-SE 408 & 436 Blossom Street, 519 Huger Street & 401 Wheat Street (TMS# 08910-03-01, 08910-03-02A, 08910-03-02B, 08910-03-03 & 08910-03-04)** Special exception to exceed the maximum density of bedrooms per acre for a private dormitory (Bethany Rooney, Subtext Acquisitions, LLC) (MC, OV-ID)

Applicant, Leighton Lord and Bethany Rooney provided overview of project and provided reasoning behind request

Citizens; Bob Guilds and Jim McDaniel spoke citing infrastructure and traffic concerns.

Discussion between board and applicant ensued, in which applicant announced they would like to defer their case.

Mr. Dinkins made motion to approve applicant's request for deferral. Ms. Fenner seconded the motion. Motion passed 5-1 with Mr. Duvall in opposition.

5. **2023-0004-SE 3300-Blk of N Main Street at Sunset Drive (TMS# 09111-05-01A, 09111-05-01B & 09111-05-01C)** Special exception to permit a convenience store (Charles White, Knolly Co.) (MC, OV-NMC)

IV. OTHER BUSINESS

2023 Office elections

Hope Hasty announced that the February 2023 meeting was Mr. Dinkins last meeting as his second term had expired and thanked him for his service to the City of Columbia.

Voting for 2023 chair and co-chair took place.

John Gregory was elected as the 2023 chair and the decision for co-chair was deferred to the March 2023 meeting due to a tie.

V. ADJOURNMENT

**Motion to adjourn the meeting by Mr. Duvall
Motion seconded by Ms. Fenner. Motion passed 6-0.
Meeting adjourned at 4:52 P.M.**