
CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

March 2, 2023 – 4:00 PM

City Hall
1737 Main Street
Columbia, South Carolina

In attendance: John Gregory, Kathryn Fenner, 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

John Gregory, chair, called the meeting to order at 4:03 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Hope Hasty, Zoning Administrator, announced that item # 8 on the regular agenda, case 2023-0009-SE was withdrawn by the applicant prior to the meeting. Ms. Hasty reviewed the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve February 2, 2023 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

- 2. 2023-0005-V 1003 Richland Street (TMS# 09015-16-16)** Variance to the maximum fence height standard (Rev. Richard Carter) (O-I, OV-CC)
- 3. 2023-0006-SE NX 7401 Richard Street (TMS# 16208-01-05 (formerly p/o TMS# 16305-05-01))** Special exception to permit an alternative parking surface (Payton Lockey, WCH-Palmetto State Properties, LLC) (LI)
- 4. 2023-0007-V 4720 Wrenwood Lane (TMS# 16607-02-06)** Variance to the side and rear yard setback standards for an addition (Julia & Barrett Burley) (RSF-1)

Mr. Guignard recused himself from the consent agenda vote.

Ms. Fenner made a motion to approve the consent agenda subject to all staff comments. Mr. Duvall seconded the motion. All aye. Motion passed 5-0.

III. REGULAR AGENDA

A. OLD BUSINESS

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5. **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)

Ms. Hasty introduced the request for special exception.

Mr. Guignard recused himself from the vote.

Leighton Lord, Applicant's representative, provided an overview of the project.

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

Citizen, Bob Guild representing Granby Neighborhood and the Mill District Alliance spoke to the traffic concerns and suggested that the special exception only be granted if a traffic signal be installed near the project.

As no one else spoke in favor or opposition of the request, the applicant was allowed time for rebuttal of comments made by the public.

Testimony closed and Board discussion ensued.

Ms. Fenner made motion to approve subject to staff comments to include the SCDOT required mitigations & Subtext Acquisitions, LLC voluntary commitment submitted during presentation. Ms. Mackintosh seconded the motion. All aye. Motion passed 5-0.

B. NEW BUSINESS

6. **2023-0004-SE 3300-Blk of N Main Street at Sunset Drive (TMS# 09111-05-01A, 09111-05-01E & 09111-05-01G)** Special exception to permit a convenience store (Charles White, Kimley Horn) (CAC, OV-NMC)

Mr. Gregory, Board Chair, introduced the special exception request.

Catherine Lloyd, Applicant's representative, provided background on the Circle K brand.

Charles White, Applicant, provided an overview of the project and reviewed the special exception criteria.

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

Citizens, Basil Garcia, Lyman Munson, president of the Hyatt Park Keenan Terrace Neighborhood Association and Elva Stinson all spoke in opposition to the project citing over saturation of convenience stores in the area, traffic concerns and whether it meets the intent of the adopted North Main Corridor master plan.

As no one else spoke in favor or opposition of the request, the applicant was allowed time for rebuttal of comments made by the public.

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Testimony closed and Board discussion ensued.

Ms. Fenner made motion to deny the request. Mr. Guignard seconded the motion. All aye. Motion passed 6-0.

7. **2023-0008-SE S/S Fort Jackson Boulevard (p/o) (TMS# 16503-05-04 (p/o))**
Special exception to permit a multifamily development (FHT II of Richland County, LLC) (O-I)

Mr. Gregory, Board Chair, introduced the special exception request.

Mr. Guignard recused himself from the case and the vote

Leighton Lord, Applicant's representative, introduced Mark James with Cypress Commercial & Investment Real Estate and then proceeded to provide an overview of the project.

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

Citizens, Sara Nevarez, Cameron Rast, Julie Giglio and Catherine Lockhart spoke in opposition citing traffic concerns.

As no one else spoke in favor or opposition of the request, the applicant was allowed time for rebuttal of comments made by the public.

Testimony closed and Board discussion ensued.

Mr. Gregory made motion to approve subject to staff comments. Ms. Fenner seconded the motion. Motion passed 4-1 with Mr. Duvall in opposition.

IV. OTHER BUSINESS

A. ELECTION OF VICE-CHAIR

Mr. Guignard withdrew his name from consideration and Ms. Fenner was elected vice-chair.

V. ADJOURNMENT

**Motion to adjourn the meeting by Mr. Gregory
Motion seconded by Ms. Mackintosh. Motion passed 6-0.
Meeting adjourned at 6:07 P.M.**