

---

  
**CITY OF COLUMBIA**  
**BOARD OF ZONING APPEALS MINUTES**

**JUNE 1, 2023 – 4:00 PM**

**CITY COUNCIL CHAMBERS**  
**1737 MAIN STREET, 3<sup>rd</sup> FLOOR**  
**COLUMBIA, SOUTH CAROLINA**

---

**In attendance:** John Gregory, Kathryn Fenner, Marcellous Primus, Celia Mackintosh, Sherard Duvall and Davis Whittle

**Absent:** John Guignard

**Staff:** Erica Jaen, Skye Robinson-Barnes, Krista Hampton

**I. CALL TO ORDER AND DETERMINATION OF QUORUM**

John Gregory, 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.

Erica Jaen, Deputy Zoning Administrator, reviewed the consent agenda.

**II. CONSENT AGENDA**

**A. APPROVAL OF MINUTES**

**1. Approve May 4, 2023 Minutes**

**B. OLD BUSINESS**

**NONE**

**C. NEW BUSINESS**

- 2. 2023-0014-SE 517 Winmet Drive (TMS# 11702-02-32)** Special exception to expand a  
Jace of Porch (Shady Sadiq, Minhaj Ui-Quran USA) (RM-1)
- 3. 2023-0016-V 1709 Smith Street & S/S Southeastern Beltway (TMS# 16301-02-06 & -12)** Variance to the interior parking area landscape standards (George McCutchen, I-77 Atlas, LLC) (LI)
- 4. 2023-0017-SE 1709 Smith Street & S/S Southeastern Beltway (TMS# 16301-02-06 & -12)** Special exception to permit an alternative parking surface (George McCutchen, I-77 Atlas, LLC) (LI)
- 5. 2023-0018-V 120 Youth Services Road (TMS# 06200-03-01)** Variance to the interior parking area landscape standards (SC Department of Juvenile Justice) (INS-GEN)

Ms. Monica Woods requested item #2 be removed from the Consent Agenda and placed on Regular Agenda for discussion.

**Ms. Fenner made a motion to move case 2023-0014-SE to the regular agenda and approve the remaining cases, items 3 through 5, including the May minutes. Motion seconded by Mr. Whittle. All aye. Motion passed 6-0.**

**III. REGULAR AGENDA**

**A. OLD BUSINESS**

**NONE**

**B. NEW BUSINESS**

- 6. 2023-0013-SE 1818 McFadden Street (TMS# 11511-17-09)** Special exception to permit a barbershop as a home occupation (John Mender, Jr.) (RSF-2)

Ms. Jaen introduced the special exception and requested the applicant come to the podium to present his case.

John Mender Jr., Applicant, provided an overview of the request.

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

Alexina Furgess, Neighbor, spoke in opposition citing traffic and parking concerns. Ms. Furgess also advised that no public notification sign was placed on the property.

The Board members confirmed with staff that the property was posted correctly.

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

Mr. Mender admitted to relocating the sign to the edge of property without permission.

Testimony closed and Board discussion ensued.

**Ms. Fenner made motion to defer the case to allow the property to be posted correctly and without interference. Mr. Whittle seconded the motion. All aye. Motion passed (6-0).**

- 7. 2023-0015-SE 2000 Greene Street Unit B (TMS# 11308-06-01)** Special exception to permit a liquor store (James C. Bigby, JCB Operating Co, Inc. Dba Tilly's Warehouse) (CAC, OV-5P)

Ms. Jaen introduced the special exception and requested the applicant come to the podium to present his case.

Mr. Bigby, Applicant, provided an overview of the request proposing the new liquor store be established in the building currently used for storage behind his existing restaurant.

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

Jim Daniel, Wheeler Hill Neighborhood Association President, requested a deferment while he investigates the applicant and his business practices. He also was concerned with parking.

Dan Douglas spoke in favor of the request citing the business hours of the liquor store that by law will close by 7pm will not interfere with the restaurant patrons ability to park on the parcel

in the evening hours.

Joseph Carnale, owner of Enzo's Italian Specialties, located next door to the proposed location, spoke in opposition to the request due to the customers' bad behavior that frequent his existing restaurant at this location.

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

Mr. Bigby responded to the opposition's concerns about parking and defended his patrons' behavior citing that there is no proof that they come from his business.

Testimony closed and Board discussion ensued.

**Ms. Fenner made motion to deny the special exception, citing potential nuisance, and adverse effects to the area; motion seconded by Mr. Primus. Motion fails (3-3). Roll call vote taken. Ayes – Mr. Primus, Mr. Gregory and Ms. Fenner. Nays – Mr. Whittle, Ms. Mackintosh and Mr. Duval. Application denied due to no affirmative vote (3-3).**

2. **2023-0014-SE 517 Winmet Drive (TMS# 11702-02-32)** Special exception to expand a place of worship (Chaudhry Sadiq, Minhaj Ui-Quran USA) (RM-1)

Mr. Gregory introduced the special exception and requested the appellant come to the podium to present his case.

Dan Creed, Engineer, introduced the overall development of the phased project which began in 2014.

Mr. Sadiq, Applicant, provided an overview of the request.

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

Monica Woods, neighboring resident, spoke in opposition citing traffic and tree buffering concerns.

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

Mr. Sadiq confirmed the location of the proposed new worship center which will not result in any trees being removed from the buffer area.

Testimony closed and Board discussion ensued.

**Ms. Fenner made motion to approve the request for special exception. Ms. Mackintosh seconded the motion. All aye. Motion passed (6-0).**

#### **IV. OTHER BUSINESS**

**NONE**

#### **V. ADJOURNMENT**

**Motion to adjourn the meeting by Ms. Fenner  
Motion seconded by Ms. Mackintosh. Motion passed 6-0.  
Meeting adjourned at 5:41 P.M.**

Full meeting can be viewed on CityTV at the following link: [BoZA Meeting: June 1, 2023](#)