
CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

JULY 6, 2023 – 4:00 PM

CITY COUNCIL CHAMBERS
1737 MAIN STREET, 3rd FLOOR
COLUMBIA, SOUTH CAROLINA

In attendance: John Gregory, Marcellous Primus, Celia Mackintosh, John Guignard, Sherard Duvall

Absent: Kathryn Fenner, Davis Whittle

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 4:00 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, Zoning Administrator, reviewed the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve June 1, 2023 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

- 2. 2023-0020-SE 3031 North Main Street (TMS# 09111-07-02)** Special exception to permit an alternative parking surface (Chris Beatty, Cashflow Capital Group, LLC) (CAC, OV-NMC)
- 3. 2023-0021-V 734 Kipling Drive (TMS# 13812-02-30)** Variance to the side yard setback for an addition to a single family residence (Jean-Louis Albert Cote, III) (RSF-1)
- 4. 2023-0023-SE 2400 Forest Drive (TMS# 11411-02-01)** Special exception to permit a drive through facility as an accessory use to an eating establishment (Stuart Seagroves, Southeastern Restaurants Corp.) (MU-2)

No item was requested to be removed from the consent agenda.

Mr. Primus made motion to approve the consent agenda subject to staff comments.

Mr. Guignard seconded the motion. All aye. Motion passed 5-0.

III. REGULAR AGENDA

A. OLD BUSINESS

5. **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. Hasty introduced the variance 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. In opposition:

**Alexzena Furgess, President of the Community Improvement Cooperative Council
Curtis Counts, neighbor
Margie Brooks, neighbor
Elenor Woods-Dalton, neighbor
Carmen Walhorn, neighbor
Judy Counts, neighbor
Carolyn Obite, neighbor
Mr. Goforth, neighbor**

The opposition all cited traffic and commercial development within a residential neighborhood as 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.

Testimony closed and Board discussion ensued.

Mr. Guignard made motion to approve special exception subject to all staff comments with an expiration of twelve (12) months from date of meeting and no on-street parking. Mr. Duvall seconded the motion. Motion passed (4-1) with Mr. Primus in opposition.

B. NEW BUSINESS

6. **2023-0024-V 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)** Variance to the front yard setback standard and the ground floor activity zone standard (Bethany Rooney, Subtext Acquisitions, LLC) (MC, OV-ID)

Ms. Hasty introduced the variance and requested the applicant come to the podium to present his case.

Mr. Guignard recused himself from the case and the vote.

Mr. Leighton Lord, Applicant's representative, provided an overview of the request proposing the variances are necessary due to site restrictions including overhead utility lines.

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

As no one spoke in favor or opposition to the request, testimony closed and Board discussion ensued.

Mr. Duvall made motion to approve the variance subject to staff comments. Motion seconded by Mr. Primus. Motion passed (3-1) with Ms. Mackintosh in opposition. (Guignard recused)

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

**Motion to adjourn the meeting by Mr. Guignard.
Motion seconded by Ms. Mackintosh. Motion passed 5-0.
Meeting adjourned at 5:17 P.M.**

Full meeting can be viewed on CityTV at the following link: [BoZA Meeting: July 6, 2023](#)

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