
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

September 2, 2021 – 4:00 PM

Busby Community Center
1735 Busby Street
Columbia, South Carolina

In attendance: Gene Dinkins, Jr., Marcellous Primus, John Guignard, Kathryn Fenner, Celia Mackintosh

Absent: John Gregory, Jenna Stephens

Staff: Rachel Bailey, Hope Hasty, Erica Jaen and 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.

Rachel Bailey, Zoning Administrator, explained the format of the meeting. She stated that the public had the ability to call in and be placed in the queue to speak, leave a message to be read into the record, or send an email which would be read into the record.

Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve August 5, 2021 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

- 2. 2021-0080-SE 209 S. Beltline Boulevard (TMS# 13805-05-10)** Special exception to permit a body piercing studio (Woodrow Duran Rorie, Hiz & Herz Body
- 3. 2021-0084-SE 1511 Gregg Street (TMS# 11403-10-09)** Special exception to permit a
Moved to Regular Agenda
rviner, LLC (GMC) (C-1)
- 4. 2021-0085-SE 2508 Two Notch Road (TMS# 11511-07-04)** Variance to the minimum buffer yard planting requirement (Rick McKissick, Capital Supply of Columbia, Inc.) (C-3, -PUD-R)

Request by interested community members to remove Item # 3 and place on the Regular Agenda.

Motion by Ms. Fenner to approve the remaining Consent Agenda items subject to staff comments.

Motion seconded by Mr. Primus. Motion passes 5-0

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

September 2, 2021 – 4:00 PM

Busby Community Center
1735 Busby Street
Columbia, South Carolina

- 3. 2021-0084-SE 1511 Gregg Street (TMS# 11403-10-09)** Special exception to permit a residential care facility (Michael Wenzinger, Goodwyn-Mills Cawood, LLC (GMC)) (C-1)

*Ms. Bailey removed this case from the consent agenda and placed it first on the regular agenda due to interested community members' concerns.

Ms. Bailey reiterated the outline of the meeting including the public input aspect and then introduced the special exception request.

Michael Wenzinger, applicant, provided a summary of the proposed project and addressed each of the special exception criterion.

Julie-Ann Avin, Executive Director of MIRCI provided overview of similar projects in the Columbia area.

Members of the community were invited to speak in favor of or opposition of the requests.

In opposition:

Elizabeth Marks, Robert Mills Historic District Representative
Wanda Gale Breedlove, resident
Richard Durlap, resident

Applicant was given time to respond to the points of opposition including the concerns regarding proliferation.

Testimony closed for Board discussion.

Motion by Mr. Dinkins to approve the special exception request subject to all staff comments and pursuant to all terms of the application and presentation of applicant.

Motion seconded by Mr. Guignard. Motion failed 2-3 with Mr. Primus, Ms. Fenner and Ms. Mackintosh in opposition.

- 5. 2021-0079-SE 1823 Superior Street (TMS# 11212-06-08)** Special exception to permit a convenience store (Sherry Myers, B & S One Stop, LLC) (M-1)

Ms. Bailey introduced the special exception request.

Sherry Myers, applicant, provided an overview of the proposed project including how the store will be of service to the community.

Shana Story, investor, spoke to the security of the property.

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

CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

September 2, 2021 – 4:00 PM

Busby Community Center
1735 Busby Street
Columbia, South Carolina

Ms. Bailey read into the record the names of letters received in support:

Sheila Bonaparte
Benjamin Chestnut
Kristen Glover
Shana Stroy
Karlana Wright
Leslie Myers
Lottie Smith
Jamie Gilmore

In opposition:

Michele Huggins, South Kilbourne Neighborhood Association

Applicant was given time to respond to the points of opposition.

Testimony closed for Board discussion.

Motion by Ms. Fenner to approve the special exception subject to all staff comments and pursuant to all terms of the application and presentation of applicant.

Motion seconded by Ms. Mackintosh. Motion passes 5-0.

- 6. 2021-0081-SE 446 Clemson Road (TMS# 25700-04-02 (p/o))** Special exception to permit a convenience store and gasoline station (Patrick T. Livingston, PLA., Civil Engineering of Columbia) (C-3)

Ms. Bailey introduced the special exception requests for items 6, 7 and 8 to be heard together and voted upon separately.

Patrick Livingston, applicant, provided a summary of the proposed project including all the uses requiring special exceptions.

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

As nobody spoke in opposition of in favor of the request, testimony closed for Board discussion.

Motion by Mr. Gregory to approve the special exception request for the convenience store subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.

Motion seconded by Ms. Mackintosh. Motion passes 5-0.

Motion by Mr. Primus to approve the special exception request for the gasoline service station subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.

Motion seconded by Mr. Guignard. Motion passes 5-0.

CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

September 2, 2021 – 4:00 PM

Busby Community Center
1735 Busby Street
Columbia, South Carolina

- 7. 2021-0082-SE 446 Clemson Road (TMS# 25700-04-02 (p/o))** Special exception to permit a drive through facility for a restaurant use (Patrick T. Livingston, PLA., Civil Engineering of Columbia) (C-3)

Motion by Ms. Mackintosh to approve the special exception request subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.

Motion seconded by Mr. Guignard. Motion passes 5-0.

- 8. 2021-0083-SE 446 Clemson Road (TMS# 25700-04-02 (p/o))** Special exception to permit a drive through facility for an automatic car wash (Patrick T. Livingston, PLA., Civil Engineering of Columbia) (C-3)

Motion by Ms. Fenner to approve the special exception request subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.

Motion seconded by Mr. Primus. Motion passes 5-0.

V. OTHER BUSINESS

Remind Board of CE requirements

VI. ADJOURNMENT

Motion to adjourn the meeting by Ms. Fenner
Motion seconded by Mr. Guignard. Motion passes 5-0.
Meeting adjourned at 6:30 P.M.