
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES

December 1, 2022 – 4:00 PM

City Hall
1737 Main Street
Columbia, South Carolina

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

Absent: Sherard Duvall

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.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve November 3, 2022 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. 2022-0038-V 737 Gadsden Street (TMS# 08915-12-01) Variance to the maximum front yard setback (R. Hunter Lambert, USC Development Foundation) (MC, OV-ID)

Ms. Hasty completed the review of the consent agenda. Pause provided for public input, none received.

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

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

3. 2022-0039-SE 2419 Pendleton Street & 2446 Millwood Avenue (TMS# 11410-18-02 & -01) Special exception to establish a residential care facility (Michael Wenzinger, Goodwyn Mills Cawood) (GMC) (MU-1)

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Michael Wenzinger, applicant, presented the request to the Board. He stated the request meets all special exception criteria.

Pause provided for public input.

Vivian Armstead, president of the MLK/Lower Waverly Neighborhood Association, spoke in favor of the request.

Alex Snipe, property and business owner in the community, spoke in opposition to the request, citing concerns about the residents of the facility and if the facility will improve the area.

Julie Ann Avin, president & executive director of MIRCI was given time to address the concerns brought up during public input.

Board discussion ensued.

Mr. Gregory made motion to approve the special exception subject to all staff comments. Mr. Guignard seconded the motion. Motion passed 6-0.

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

**Motion to adjourn the meeting by Ms. Fenner.
Motion seconded by Mr. Guignard. Motion passed 6-0.
Meeting adjourned at 4:21 P.M.**