



BOARD OF ZONING APPEALS MINUTES

March 6, 2025 - 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

KATHRYN FENNER • DAVIS WHITTLE • SHERARD DUVALL
JONATHAN VANG • COLTON DRIVER • JOHN GREGORY

In attendance: Kathryn Fenner, Davis Whittle, Sherard Duvall, Colton Driver, Johnathan Vang, John Gregory

Absent: N/A

Staff: Andrew Livengood, Erica Jaen, Madelyn Bowden.

I. CALL TO ORDER and DETERMINATION OF QUORUM

Ms. Fenner, chair, called the meeting to order at 4:02 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.

Andrew Livengood, Zoning Administrator, announced the deferral of case number 5 per applicant's request. He then moved on to review the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve February 6, 2025 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

Mr. Gregory made motion to approve the consent agenda and February minutes. Mr. Duvall seconded the motion. All aye. Motion passed 5-0.

- Mr. Driver is now present and a part of the voting body.

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

2. **2025-0001-SE** **185 Earth Road Suite D (TMS# 25700-04-10)** Special exception to permit a liquor store in the GC district (Larry W. Cribbs, Palmetto Trading LLC) (GC)

Mr. Livengood introduced the special exception request and invited the applicant to the podium to present the case.

Larry Cribbs, applicant, discussed his history of owning other businesses and stores and his reputation as a business owner. He shared the sales tax revenue figures from his other, comparable businesses.

Discussion ensued between Board members and Mr. Cribbs.

Members of the public were invited to speak in favor of or opposition to the request. Seeing and hearing none, board discussion ensued. Mr. Fenner asked for a motion.

Mr. Gregory made a motion to approve the special exception to permit a liquor store subject to staff comments. Motion seconded by Mr. Duvall. All aye. Motion passed 6-0.

3. **2025-0002-SE** **191 Earth Road (TMS# 25700-04-11)** Special exception to establish a convenience store in the GC district (Joshua Cox, P.E, Foresite Group, LLC) (GC)

Mr. Livengood introduced the special exception request and invited the applicant to the podium to present the case.

Sara Hamblin, and Joshua Cox, applicants, from the Foresite Group gave an overview of the project and discussed the business model for the proposed convenience store.

Discussion ensued between Board members and Mr. Cox and Ms. Hamblin.

Members of the public were invited to speak in favor of or opposition to the request. Seeing and hearing none, Ms. Fenner asked for a motion.

Mr. Vang made a motion to approve the special exception to permit a convenience store subject to staff comments. Motion seconded by Mr. Gregory. All aye. Motion passed 6-0.

4. **2025-0003-V** **725 Olive Street (TMS# 11316-04-03)** Variance to the side yard setback to permit an addition to a single family residence (Andrew Hook & Kate Krones) (RSF-2, OV-HP)

- Mr. Whittle recused himself from this case, exited the chamber, and was no longer a voting member.

Mr. Livengood introduced the variance request and explained the variance will not override the design review requirements that must be approved by historic planning staff. He then invited the applicant to the podium to present the case.

Andrew Hook, applicant, provided an overview of the proposed addition to the single family residence. He then provided a support letter from their neighbor, Jonathan Nason, that will be directly affected by the variance.

Discussion ensued between Board members and Mr. Hook.

Members of the public were invited to speak in favor of or opposition to the request. Seeing and hearing none, Ms. Fenner asked for a motion.

Mr. Gregory made a motion to approve the variance request subject to staff comments. Motion seconded by Mr. Duvall. All aye. Motion passed 5-0.

5. 2025-0004-AA 5003 Rhett Street (TMS# 11701-10-03) Administrative appeal of the Zoning Administrator's decision to classify a business use as 'personal vehicle repair and maintenance' (Ronita Ceasar, Hot Wheels Rims & Tires) (NAC, OV-NMC)

DEFERRED

- Case deferred prior to meeting.

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

Motion to adjourn the meeting by Mr. Gregory.
Motion seconded by Ms. Fenner. All aye. Motion passed (5-0).
Meeting adjourned at 4:28 P.M.