



BOARD OF ZONING APPEALS MINUTES

April 3, 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, Sherard Duvall, Jonathan Vang, Colton Driver, John Gregory

Absent: Davis Whittle

Staff: Andrew Livengood, Erica Jaen, Madelyn Bowden.

I. CALL TO ORDER and DETERMINATION OF QUORUM

Ms. Fenner, chair, called the meeting to order at 4:07 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, reviewed the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve [March 6, 2025 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. 2025-0007-SE [2013 Harden Street Unit C \(TMS# 11408-01-02\)](#) Special exception to re-establish a convenience store within the CAC district (Dennis Opoku, DOC Generale, LLC) (CAC)

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

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

3. 2025-0008-AA [2101 Main Street Unit J \(TMS# 09016-13-08\)](#) Administrative appeal of the Zoning Administrator's determination of distance requirement conditions for a Smoke or Vape Shop (Anwar Aziz, Blackbird Shop, LLC) (CAC, OV-NMC)

Mr. Livengood introduced the administrative appeal request and invited the applicant to the podium to present the case.

Toby Ward, Applicant's attorney, went over the background of the case. He argued the zoning administrator erred in using the radial (straight-line) method to measure distance for the conditional use. He proposed the walking method as used in state distance measurements should be applied as that method would allow the vape shop meet conditions.

Christian Jones, property owner, came up and spoke about the other businesses in the area, the renovations they have already made to use this as a smoke and vape shop.

Anwar Aziz, smoke and vape shop business owner came up and said he has spent over \$50,000 in renovations already.

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

In opposition:

John Wilkinson – Elmwood Park Neighborhood Association, President

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.

Andrew Livengood, Zoning Administrator, explained the measurement process that zoning uses is different from other agencies.

Ms. Fenner made a motion to go into executive session. Mr. Driver seconded, all aye. (5-0)

*Board members exited the room and entered into executive session with legal counsel at 4:35pm.

*Board members returned at 4:52 pm.

Ms. Fenner requested a motion to come out of executive session.

Mr. Gregory made a motion to come out of executive session. Mr. Duvall seconded. All aye. (5-0)

Ms. Fenner asked for a motion.

Mr. Gregory made a motion to uphold the zoning administrator's decision. Motion seconded by Mr. Duvall. All aye. Motion passed 5-0.

4. 2025-0009-SE [3806 North Main Street \(TMS# 09213-01-22\)](#) Special exception to establish a residential care facility for veterans within the CAC district (Steve McNair, Palmetto Alliance Property Group, LLC) (CAC, OV-NMC)

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

Dannion Brinkley, applicant, gave overview of the special exception request and explained the need for housing for veterans.

Michael Lester co-applicant, supported Dannion with the special exception request.

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

In opposition:

SC State Rep. Chris Hart - adjacent neighbor
Kimberly Quarles - community member
Audrey Reed - Fairwold Acres/Harlem Heights Organization, President
Lyman Munson - Hyatt park/Keenan Terrace Neighborhood Association, Vice-President

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. Brinkley reiterated the need for veterans housing and stated he is in talks with multiple veterans organizations in an effort to realize the project.

Board discussion ensued. Board members questioned the applicants regarding the need for a business plan provided by the potential property manager. Applicants acknowledged they have not secured a veterans organization to sign on to the project.

Ms. Fenner asked for a motion.

Mr. Vang made a motion to defer the special exception. Motion seconded by Mr. Gregory. All aye. Motion passed 5-0.

IV. OTHER BUSINESS

Mr. Livengood noted BoZA will have a new member joining next month, Sydney Lanham.

V. ADJOURNMENT

Motion to adjourn the meeting by Ms. Fenner.
Motion seconded by Mr. Gregory. All aye. Motion passed (5-0).
Meeting adjourned at 5:32 P.M.