



## BOARD OF ZONING APPEALS MINUTES

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May 1, 2025 - 4:00 P.M.  
City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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

**In attendance:** Kathryn Fenner, Davis Whittle, Sherard Duvall, Jonathan Vang, Colton Driver, Sydney Lanham and 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, reviewed the consent agenda.

### II. CONSENT AGENDA

#### A. APPROVAL OF MINUTES

1. Approve [April 3, 2025 Minutes](#)

#### B. OLD BUSINESS

NONE

#### C. NEW BUSINESS

2. 2025-0010-V [180 Greystone Boulevard, Bldg. A \(TMS# 07310-05-16\)](#) Variance to increase the maximum number of signs for a business in the GC district (Summer Trull, Full Tilt Sign Company) (GC)

Mr. Vang made motion to approve the consent agenda. Mr. Gregory seconded the motion. All aye. Motion passed 7-0.

### III. REGULAR AGENDA

#### A. OLD BUSINESS

NONE

#### B. NEW BUSINESS

3. 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 Caesar, Hot Wheels Rims & Tires) (NAC, OV-NMC)

Mr. Livengood introduced the administrative appeal request and provided an overview of the information from the UDO used for his determination of the use. The determination was based off the definition of 'personal vehicle repair and maintenance'. The definition includes installation. He stated the use is not permitted either conditionally or by special exception within the Principal Use Table in the NAC district and there is no way to approve the business at that location. He also advised that relief may be attained by applying to rezone the parcel to a zoning district which permits the use.

Ronita Caesar, business owner, explained her position that her business type should be classified as vehicle 'equipment supplies sales and rentals' and related tire installation does not put her into the 'auto repair and maintenance' category.

Members of the public were invited to speak in favor of or opposition to the request. Seeing and hearing none. Testimony closed and Board discussion ensued.

Ms. Fenner asked for a motion.

**Mr. Gregory made a motion to uphold the zoning administrators decision. Motion seconded by Mr. Whittle. Motion passed (6-1) with Mr. Vang in opposition.**

4. 2025-0011-SE [1415 Main Street, 1104 Hampton Street, and 1400 Assembly Street \(TMS# 09013-04-04, -05, -10, -19 & -21\)](#) Special exception to increase the maximum density of bedrooms per acre for a private dormitory (Chad Matesi, CA Acquisition Vehicle, LLC) (DAC, OV-CC)

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

Leighton Lord, Counsel for Core Spaces, provided an overview of the project. He also stated the nearby student dormitory, The Hub, is operated by Core Spaces and that project has activated Main Street downtown.

Austin Pagnotta, Core Spaces, explained the overall site development which includes a 22 story student dormitory tower, 27 story market rate apartment tower, parking garage with 1500 parking spaces, of which, 750 spaces dedicated to the two adjacent office buildings and 750 spaces dedicated to the residents.

Mike Ridgeway, Ridgeway Traffic Consulting, explained the benefits of the additional parking for many downtown users in the proposed parking garage. He also stated that the entrances to the parking garage will create better traffic flow as opposed to the existing parking lots with multiple entrances and exits along Assembly and Hampton Streets.

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

In support:

Jerry Mitchell, downtown commercial and residential property owner  
Julius Williams, Walk-Bike Columbia member

Mr. Pagnotta returned to the podium to clarify parking garage operations.

Public input closed and board discussion ensued.

Ms. Fenner asked for a motion.

Mr. Gregory made a motion to approve the special exception. Motion seconded by Mr. Duvall. All aye. Motion passed (7-0).

IV. OTHER BUSINESS

V. ADJOURNMENT

Motion to adjourn the meeting by Ms. Fenner.  
Motion seconded by Mr. Gregory. All aye. Motion passed (7-0).  
Meeting adjourned at 4:49 P.M.