



## BOARD OF ZONING APPEALS MINUTES

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January 2, 2025 - 4:00 P.M.  
City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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

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

**Absent:** Colton Driver

**Staff:** Erica Jaen, Madelyn Bowden, Krista Hampton

### I. CALL TO ORDER and DETERMINATION OF QUORUM

Mr. Gregory, 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.

Erica Jaen, Deputy Zoning Administrator, reviewed the consent agenda.

### II. CONSENT AGENDA

#### A. APPROVAL OF MINUTES

1. Approve [December 5, 2024 Minutes](#)

#### B. OLD BUSINESS

NONE

#### C. NEW BUSINESS

2. 2024-0024-SE [181 Newland Road \(TMS# 25600-03-15\)](#) Special exception to permit an alternative parking surface in the LI district (Hoyt Burnette, Cohn Corporation) (LI)

Ms. Fenner made motion to approve the consent agenda. Mr. Whittle seconded the motion. All aye. Motion passed 4-0.

### III. REGULAR AGENDA

#### A. OLD BUSINESS

NONE

## B. NEW BUSINESS

3. 2024-0022-SE [1701 Rosewood Drive Unit A \(TMS# 11309-18-11\)](#) Special exception to permit a liquor store in the NAC district (Parminder Singh, Sunset Mart, LLC) (NAC, OV-A)

Ms. Jaen introduced the special exception request and invited the applicant to the podium to present the case.

The applicant was not present and the Board moved case # 3 to the end of meeting in order to allow time for the applicant to arrive.

- Sherard Duvall arrived and is now a part of the voting body.

4. 2024-0023-V [572 Spears Creek Church Road \(TMS# 28803-01-04\)](#) Variance to the sidewalk requirement in the LI district (Paul Hoffman, RDC Spears Creek, LLC) (LI)

Ms. Jaen introduced the variance request and invited the applicant to the podium to present the case.

Applicant's representative, Mike Zeigler, gave an overview of the case. Conversation between the board and the applicant ensued.

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.

**Mr. Fenner made motion to approve the application subject to staff comments. Mr. Duvall seconded the motion. All aye. Motion passed (5-0).**

3. 2024-0022-SE [1701 Rosewood Drive Unit A \(TMS# 11309-18-11\)](#) Special exception to permit a liquor store in the NAC district (Parminder Singh, Sunset Mart, LLC) (NAC, OV-A)

Ms. Jaen again introduced the special exception request and invited the applicant to the podium to present the case.

Applicant was not present. Board members agreed to review the case in the applicant's absence.

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

Members of the public in opposition:

Jim Daniel, Wheeler Hill Neighborhood President

William Lynn Shirley, Hollywood-Rose Hill Community Member

Conversation between the board and staff ensued.

**Mr. Fenner made motion to deny the application. Mr. Duvall seconded the motion. All aye. Motion passed (5-0).**

IV. OTHER BUSINESS

- Officer elections for 2025

Ms. Fenner was voted to be Chair and Mr. Whittle was voted to be Vice/Co-Chair.

V. ADJOURNMENT

Motion to adjourn the meeting by Ms. Fenner.

Motion seconded by Mr. Vang. All aye. Motion passed (5-0).

Meeting adjourned at 4:27 P.M.