



## BOARD OF ZONING APPEALS

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### MINUTES

July 3, 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  
COLTON DRIVER • JONATHAN VANG • SYDNEY LANHAM

**In attendance:** Kathryn Fenner, Sherard Duvall, Jonathan Vang, Colton Driver

**Absent:** Davis Whittle, Sydney Lanham

**Staff:** Andrew Livengood, Erica Jaen, Madelyn Bowden

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

Ms. Fenner, chair, called the meeting to order at 4:00 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.

Mr. Livengood noted that case # 5, Fairfield Road, was deferred by the applicant until the August 7<sup>th</sup> meeting.

Andrew Livengood, Zoning Administrator, reviewed the consent agenda.

#### II. CONSENT AGENDA

##### A. APPROVAL OF MINUTES

1. Approve [June 5, 2025 Minutes](#)

##### B. OLD BUSINESS

NONE

##### C. NEW BUSINESS

2. 2025-0014-V [450 Gracern Road](#) (TMS# 07212-05-13) Variance to the minimum parking standard for a multifamily use (Waqas Tufail, T3CP Columbia) (EC)

3. 2025-0015-V [5703 - 5716 Randall Avenue Extension, 1038 & 1102 Oakland Avenue & 1111 - 1125 Dorrah Street](#) (TMS# 11706-07-16 & -17, 11710-01-17, -18, -19, -20, -21, -22, -24, -25, -26, -27, -28, -29 & -30) Variances to the transitional buffer yard, distancing requirement for a playground in the neighborhood compatibility standards, and the maximum fence height requirement within the front yard for a proposed multifamily development. (Jillian Ready, PLA., Johnson, Laschober and Associates, P.C.) (RM-2)

Ms. Fenner asked for a motion.

Mr. Duvall made a motion to approve the consent agenda. Mr. Driver seconded the motion. All aye. Motion passed 4-0.

### III. REGULAR AGENDA

#### A. OLD BUSINESS

NONE

#### B. NEW BUSINESS

4. 2025-0013-SE [920 Lady Street](#) (TMS# 09013-11-06) Special exception to permit a Type 2 eating and drinking establishment (Matt Shmanske, Bailey's) (RAC, OV-HSV, OV-HP, OV-CC)

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

Matt Shmanske, the business owner, gave an overview of the request.

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. Driver made a motion to approve the special exception request subject to staff comments. Motion seconded by Mr. Vang. All aye. Motion passed 4-0.

5. 2025-0016-SE [5334 Fairfield Road](#) (TMS# 11702-07-01) Special exception to permit a convenience store within the CAC district (Harpreet Singh) (CAC) DEFERRED

### IV. OTHER BUSINESS

### V. ADJOURNMENT

Motion to adjourn the meeting by Mr. Vang.  
Motion seconded by Mr. Driver. All aye. Motion passed (4-0).  
Meeting adjourned at 4:13 P.M.