



## BOARD OF ZONING APPEALS

### MINUTES

August 7, 2025 - 4:00 P.M.

City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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

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

**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 4:01 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, an Administrative Appeal, was deferred by the applicant.

Andrew Livengood, Zoning Administrator, reviewed the consent agenda.

#### II. CONSENT AGENDA

##### A. APPROVAL OF MINUTES

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

##### B. OLD BUSINESS

NONE

##### C. NEW BUSINESS

2. 2025-0017-V [181 Newland Road](#) (TMS# 25600-03-15) Variance to the tree canopy retention standard (Joseph Walker, Flex Fund I, LLC) (LI)
3. 2025-0021-SE [606, 608, and 631 Sumter Street, 1309, 1311, and 1313 Blossom Street, and 611 and 613 Marion Street](#) (TMS# 11303-12-01 and 11303-05-01A) Special exception to reestablish a public dormitory within the INS-GEN district (Justin Abrams, AIA, Boudreaux) (INS-GEN, OV-CC)

Ms. Fenner asked for a motion.

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

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

Mr. Livengood introduced the special exception request and read into record an opposition letter received just before the meeting by email from Richland County Councilwoman Tyra K. Little. The applicant was then invited to the podium to present the case.

Harpreet Singh, the business owner, gave an overview of the request. He stated fresh fruits and vegetables will be offered for sale and when asked by the Board, confirmed tobacco and alcohol will also be for sale.

Ray Allen, real estate agent for the property, spoke about the property.

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

In Opposition:

- Patricia Brown – Northwood Hills Neighborhood Association, President
- Gwendolyn Singletary – Wiley Kennedy Foundation, Executive Director
- Angela Clyburn – Greenview Community, Resident
- Regina E. Williams – Booker Washington Heights Organization, President
- Kay Patterson – Windemere Springs Neighborhood Association, President & Columbia Council of Neighborhoods, President
- Faizan Vhora – Fairfield Market convenience store owner’s son

Testimony closed and Board discussion ensued.

Ms. Fenner asked for a motion.

Mr. Vang made a motion to deny the special exception to permit a convenience store on the basis that it fails to meet conditions 7, 8 and 12. Motion seconded by Mr. Duvall. All aye. Motion to deny the special exception request passed (5-0).

6. 2025-0020-SE [4328 Fort Jackson Boulevard](#) (TMS# 13814-10-04) Special exception to permit a Type 2 eating and drinking establishment within the CAC district (Quaneisha D. Rice, Exhale Café) (CAC)

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

Quaneisha D. Rice, applicant and owner of Exhale Café, 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 (5-0).

IV. OTHER BUSINESS

V. ADJOURNMENT

Motion to adjourn the meeting made by Mr. Vang.  
Motion seconded by Mr. Driver. All aye. Motion passed (5-0).  
Meeting adjourned at 5:00 P.M.