



BOARD OF ZONING APPEALS

MINUTES

September 4, 2025 - 4:00 P.M.

City Hall, 3rd 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, Sydney Lanham, Davis Whittle

Absent: Colton Driver

Staff: Andrew Livengood, Erica Jaen, Madelyn Bowden

I. CALL TO ORDER and DETERMINATION OF QUORUM

Ms. Fenner, chair, called the meeting to order at 4:03 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.

Ms. Lanham recused herself from the consent agenda vote.

Andrew Livengood, Zoning Administrator, reviewed the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve [August 7, 2025 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. 2025-0023-SE [1433 Gregg Street](#) (TMS# 11406-01-05) Special exception to establish a micro school within the MU-1 district (Scott & Virginia Wells) (MU-1)
3. 2025-0024-V [1431 Assembly Street](#) (TMS# 09013-03-01) Variance to increase the maximum display surface area of a temporary sign (Kiosha Boyles, Richland County Library) (DAC, OV-CC)

A member of the public, Dr. Breedlove, requested that items 2 and 3 be removed from the consent agenda and placed on the regular agenda for discussion.

Ms. Fenner asked for a motion.

Mr. Duvall made a motion to approve the consent agenda minus items 2 and 3. Mr. Whittle seconded the motion. All aye. Motion passed (4-0).

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

2. 2025-0023-SE [1433 Gregg Street](#) (TMS# 11406-01-05) Special exception to establish a micro school within the MU-1 district (Scott & Virginia Wells) (MU-1)

Ms. Lanham remained recused from this case.

Mr. Livengood introduced the special exception request. The applicant was then invited to the podium to present the case.

Virginia Wells, applicant, presented the case and gave an overview of the micro school project.

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

In Support:

- Dr. Breedlove

In Opposition:

- None

Testimony closed and Board discussion ensued.

Ms. Fenner asked for a motion.

Mr. Vang made a motion to approve. Motion seconded by Mr. Whittle. All aye. Motion to approve the Special Exception request passed (4-0).

3. 2025-0024-V [1431 Assembly Street](#) (TMS# 09013-03-01) Variance to increase the maximum display surface area of a temporary sign (Kiosha Boyles, Richland County Library) (DAC, OV-CC)

Ms. Lanham returned and is now a part of the voting body.

Mr. Livengood introduced the variance request. The applicant was then invited to the podium to present the case.

Kiosha Boyles, Richland County Library representative, presented the variance request.

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

In Support:

- Dr. Breedlove

In Opposition:

- None

Testimony closed and Board discussion ensued.

Ms. Fenner asked for a motion.

Mr. Whittle made a motion to approve the variance request. Motion seconded by Mr. Vang. All aye. Motion passed (5-0).

5. 2025-0022-SE [3332 Leesburg Road Unit A](#) (TMS# 22004-01-35) Special exception to establish a residential care facility for up to 10 women (Jacqueline Chisholm, When You Can't Cope, There's Hope) (NAC)

Mr. Livengood introduced the special exception request. The applicant was then invited to the podium to present the case.

Jacqueline Chisholm, applicant, presented the case and gave an overview of the request.

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

In Support:

- Margie Watt
- Dorothy Harshaw

In Opposition:

- None

Testimony closed and Board discussion ensued.

Ms. Fenner asked for a motion.

Mr. Vang made a motion to approve the special exception request. Motion seconded by Mr. Whittle. All aye. Motion passed (5-0).

6. 2025-0025-SE [1925 Marion Street](#) (TMS# 09015-04-06) Special exception to establish a residential care facility for juveniles (Chaz Tyrell Harris, Lutheran Services Carolinas) (NAC, OV-CC)

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

Bethany Vause, Lutheran Services Carolina, presented the case and gave an overview of the request.

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

In Support:

- Dr. Breedlove

In Opposition:

- None

Testimony closed and Board discussion ensued.

Ms. Fenner asked for a motion.

Mr. Whittle made a motion to approve the special exception request. Motion seconded by Mr. Vang. All aye. Motion passed (5-0).

7. 2025-0026-AA [4732 Quail Lane](#) (TMS# 16603-03-02) Appeal of the Zoning Administrator's determination regarding a fenced-in pool for a home occupation (Elizabeth and Brady Souder) (RSF-1, OV-FP)

Mr. Livengood introduced the zoning appeal. The applicant was then invited to the podium to present the case.

Jeffrey Chambers, applicant's representative, handed out a packet for Board review and then gave an overview of the appeal.

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

In Support:

- Robert Smith – neighbor
- Michael Hedgecock– neighbor
- Rebecca McLawhorn – neighbor

In Opposition:

- Jim Bowie – neighbor

Applicants were given time for rebuttal.

Testimony closed and Board discussion ensued.

Mr. Davis made a motion to enter into executive session. Seconded by Mr. Vang all aye (5-0) Motion to come out of executive session.

Mike Hemlepp, City Attorney, came to podium and advised that there was no advice given during executive session as he does not represent the Board. They did make attempts to contact the attorney that represents the Board, Pete Balthazar, but ultimately no contact was made.

Board discussion ensued.

Ms. Fenner asked for a motion.

Mr. Duvall made a motion to uphold the Zoning Administrator's interpretation. Motion seconded by Ms. Lanham. Motion passed (3-2) with Mr. Whittle & Mr. Vang in opposition

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

Motion to adjourn the meeting made by Mr. Vang.
Motion seconded by Mr. Whittle. All aye. Motion passed (5-0).
Meeting adjourned at 5:28 P.M.