



## BOARD OF ZONING APPEALS

### MINUTES

January 8, 2026 - 4:00 P.M.  
City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

KATHRYN FENNER • SHERARD DUVALL • JONATHAN VANG  
COLTON DRIVER • SYDNEY LANHAM • JOSH HARDING

**In attendance:** Kathryn Fenner, Sherard Duvall, Sydney Lanham, Josh Harding and Jonathan Vang

**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 4:01 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.

Andrew Livengood, Zoning Administrator, reviewed the consent agenda. Mr. Livengood stated for the record item 2 on consent received a letter of support.

#### II. CONSENT AGENDA

##### A. APPROVAL OF MINUTES

1. Approve [December 4, 2025 Minutes](#)

##### B. OLD BUSINESS

NONE

##### C. NEW BUSINESS

2. 2025-0032-SE [6113 David Street \(14204-04-04\)](#) Special exception to permit a beauty salon as an accessory use to a single family residence (Melody Wood, Trend Handz, LLC) (RSF-2)
3. 2025-0034-V [611 Laurel Street \(09010-03-19\)](#) Variance to the minimum parking standard for a two-family residence (The Estates Group, LLC) (RM-2)

Ms. Fenner asked for a motion.

Mr. Duvall made a motion to approve the consent agenda. Mr. Harding seconded the motion. All aye. Motion passed (5-0).

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

4. 2025-0033-V [7609 Garners Ferry Road \(16315-03-02\)](#) Variance to the landscape standards for a gas station/convenience store use (Daniel Ben-Yisrael, Atlas Shrugged, LLC) (GC)

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

Mr. Patrick Monaghan, applicant's representative, introduced himself, provided an updated landscape plan to be handed out to the Board members and provided an overview of the appeal. He then offered to answer any questions.

Mr. Scott Holder, land development planner with the City, took questions from the Board to clarify any landscape standard intricacies.

Members of the public were invited to speak in favor of or opposition to the appeal. Seeing and hearing none public comment closed.

Testimony closed and Board discussion ensued.

Ms. Fenner asked for a motion.

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

IV. OTHER BUSINESS

Officer Elections (Chair - K. Fenner, Co - C. Driver)

V. ADJOURNMENT

Motion to adjourn the meeting made by Mr. Harding.  
Motion seconded by Mr. Duval. All aye. Motion passed (5-0).  
Meeting adjourned at 4:23 P.M.