



BOARD OF ZONING APPEALS

MINUTES

March 5, 2026 - 4:00 P.M.

City Hall, 3rd 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, Colton Driver, Sherard Duvall, Sydney Lanham and Josh Harding

Absent: Jonathan Vang

Staff: Andrew Livengood, Erica Jaen, Madelyn Bowden

I. CALL TO ORDER and DETERMINATION OF QUORUM

Ms. Fenner, chair, called the meeting to order at 4:02 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.

Andrew Livengood, Zoning Administrator, reviewed the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve [February 5, 2026 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

NONE

Ms. Fenner asked for a motion.

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

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

2. 2026-0004-SE [625 Whaley Street Unit C \(TMS# 08913-13-04\)](#) Special exception to permit the expansion of a liquor store (Hashmukhbhai Parekh, Shree Kishordas, LLC) (NAC)

Mr. Livengood introduced the special exception request. He provided an overview of the history of the property development over the past 6 years. He then reiterated the special exception standards that should be considered for the case emphasizing number 9 and number 8; character of the neighborhood and proliferation. He then proceeded to name the 2 other liquor stores within a mile and a half of this location. The applicant was then invited to the podium to present the case.

Mr. Moore, applicant's representative, introduced himself and provided a detailed history of the development process of the property beginning in 2020. He stated that the development improved the aesthetics of the area and the applicant has owned the property for over 15 years. He then introduced the contractor for the proposed expansion/renovation, Mr. Nam Kim.

Mr. Kim advised that he will be helping with the expansion and it will not cause any adverse effects to the neighborhood

Mr. Parekh, applicant and property owner, then approached the podium. He advised he has owned the property since 2004 and has renovated the old convenience store many times, but in 2020 decided it was time to build a whole new building with 3 suites. He then described the opening and eventual closing of the restaurant in unit C and subsequently not being able to rent it out. He then commented on the operations of the convenience store and liquor store. He advised that he uses an ID scanner at both of his stores and he has no issues with safety.

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

In Opposition:

Viola Hendley, Mill District Alliance Representative, cited traffic, pedestrian safety and proliferation as grounds for opposition.

In Support:

None

Mr. Moore, Applicant's representative, returned to the podium to address the public input concerns.

Mr. Duvall asked Mr. Moore if the applicant met with the neighborhood associations to gain support. Mr. Moore asked Mr. Parekh to respond.

Mr. Parekh, returned to the podium to advise he had no conversations with any community associations to discuss the expansion. He then advised that the operating hours of the liquor store do not cause much traffic and pedestrians are not crossing over in great volumes.

Mr. Harding asked staff if there would be additional parking requirements for the expansion and Mr. Livengood responded that the district has no parking requirement.

Testimony closed and Board discussion ensued.

Mr. Driver stated that expanding the liquor store shouldn't cause any issues with increased traffic or create proliferation as it seems consistent with what was discussed and approved at the original Board meeting in 2024.

Mr. Duvall advised that he agreed with Mr. Driver but did believe the applicant should have had had conversations with neighborhood leaders.

Ms. Fenner was concerned that the applicant did not confer with neighborhood leaders and believes that there is proliferation. She also was concerned that Ms. Hendley who is very active in the community is in opposition.

Ms. Hendley returned to the podium and advised Mill District encompasses Whaley Street, Granby and Olympia Mill Villages and voiced her opposition again.

Ms. Fenner stated that the request does create proliferation and thinks there are pedestrian safety and traffic issues.

Ms. Lanham stated that since this is an existing convenience store and already sells alcohol the expansion will not affect traffic or the look of the building.

Mr. Livengood interjected to confirm the special exception is for the existing liquor store in unit B expanding into unit C. The convenience store is unit A and they are two separate uses.

Mr. Harding stated that by viewing this through the lens of an expansion as opposed to a new store, it's two different things. Mr. Duval and Ms. Lanham agreed.

Mr. Duvall stated in his opinion the expansion of the liquor store does comply with all 12 special exception criteria and Ms. Lanham agreed.

Mr. Fenner asked for a motion.

Ms. Lanham made a motion to approve the special exception request. Motion seconded by Mr. Driver. Motion passed (4-1) with Ms. Fenner voting nay.

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

Motion to adjourn the meeting made by Mr. Duvall.

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

Meeting adjourned at 4:37 P.M.