BOARD OF ZONING APPEALS

MINUTES

June 4, 2026 - 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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

In attendance: Kathryn Fenner, Colton Driver, Sherard Duvall and Doug Thomas
Absent: Jonathan Vang, Sydney Lanham, Josh Harding
Staff: Andrew Livengood, Erica Jaen and Madelyn Bowden

I. CALL TO ORDER and DETERMINATION OF QUORUM

Ms. Fenner, chair, called the meeting to order at 4:12 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. May 7, 2026 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. 2026-0011-V 501 Jacobs Mill Pond Road (TMS# 28914-02-01) Variance to the maximum fence height standard (Desrick and Natasha Rhooms) (LL-R)

Ms. Fenner asked for a motion.
Mr. Driver made a motion to approve the consent agenda. Mr. Driver seconded the motion.
All aye. Motion passed (4-0).

IV. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

3. 2026-0012-SE 1013/1015 Whaley Street (TMS# 11301-02-06) Special exception to establish a liquor store (Bakulbhai Patel, Trikam Z Holding, LLC) (EC)

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

Mr. Booth, applicant's representative, came up and gave a brief overview of the case. He then offered to answer any questions from the Board members.

Mr. Duvall asked Mr. Booth if there will be any difference between this liquor store and the existing liquor stores under a mile away. Mr. Booth advised this will be much smaller than other massive liquor stores and does not believe this to be a proliferation problem.

Mr. Driver asked if there are adequate provisions for parking and for loading and unloading. Mr. Patel came to the podium to address the question. He advised that 18-wheelers are currently able to unload behind the building for the existing convenience store and will not have to stop in the road.

Members of the public were invited to speak.

In Support:

Scott Manning – Resident directly across the street from this location stated that the convenience store is operated well and is very clean. He also stated that he has to present ID when making beer, wine or tobacco purchases and he never sees any traffic back-ups or issues with delivery trucks. He believes the owner will run a very good establishment.

Testimony closed and Board discussion ensued.

Mr. Duvall was concerned that proliferation would hinder redevelopment in this area.

Mr. Driver stated the location is appropriate for the liquor store and the use is consistent with the character of this area. He also does not believe this to be a proliferation that would cause development or redevelopment of the area.

Ms. Fenner stated the liquor store use in conjunction with the existing convenience store which already sells beer and wine does fit the criteria as consistent with the character of the area.

Mr. Thomas also agreed with Mr. Driver that the use will not hinder development or redevelopment of the area.

Ms. Fenner asked for a motion.

Mr. Driver made motion to approve the special exception. Motion seconded by Mr. Thomas. Motion passed (3-1) with Mr. Duvall voting nay.

VI. OTHER BUSINESS

Powers & Duties of the Board - Training

Mr. Livengood presented the Board with a refresher training and emphasized the importance of using and citing the required criteria that a request must meet as the rationale for approving or denying a case.

VII. ADJOURN

Motion to adjourn the meeting made by Mr. Thomas
Motion seconded by Mr. Driver. All aye. Motion passed (4-0).
Meeting adjourned at 5:05 P.M.