BOARD OF ZONING APPEALS

MINUTES

July 2, 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, Jonathan Vang, Josh Harding and Doug Thomas
Absent: Colton Driver, Sydney Lanham, Sherard Duvall
Staff: Andrew Livengood and Erica Jaen

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. June 4, 2026 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

NONE

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

Mr. Livengood notated that item number 3, case # 2026-0014-AA, was deferred by the applicant and will not be heard at the meeting.

IV. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

2. 2026-0013-SE 1701 Rosewood Drive Unit A (TMS# 11309-18-11) Special exception to establish a liquor store (Amandeep Singh, Prabish 2, LLC) (NAC)

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. Marchant, applicant's representative, came up and gave a brief overview of the case and introduced the applicant, Mr. Singh. He advised that the convenience store currently owned and operated by Mr. Singh adjacent to unit A closes at midnight in an effort to reduce any possibility of problems in the overnight hours. He then offered to answer any questions from the Board members.

Ms. Fenner asked if a liquor store was across the street. Mr. Marchant advised the closest liquor store is .5 miles to Harden and Rosewood, Jimmy & Sons liquor.

Mr. Harding inquired if their were any neighborhood meetings regarding the liquor store. Mr. Singh advised that he did not meet with them. Mr. Marchant then advised that Mr. Singh was able to get a petition signed by patrons of his convenience store in support of the proposed liquor store. He then provided it to staff to present to the Board members.

Mr. Harding inquired to the size of the new suite. Mr. Marchant advised that it will be small, less than a fourth of the size of the overall building and it will be walled off with a separate entrance.

Ms. Fenner inquired about the ability to unload merchandise and Mr. Singh stated that the existing convenience store receives goods from a space in at the front door and the proposed liquor store can utilize the same area. Mr. Marchant also noted there is also space on the side of the building in which a truck can park to unload goods.

Members of the public were invited to speak.

In Opposition:

William Lyn Shirley – Old Shandon/Hollywood-Rose Hill representative was concerned on potential future residential development on adjacent lot and proliferation

Mr. Vang addressed Mr. Shirley concerning speculations on future potential uses next door to this location.

Mr. Marchant returned to the podium and addressed the concerns regarding potential residential housing that could contain students. He advised that the applicant is not the owner of that property and is unaware of any potential uses that may be approved next to this property.

Testimony closed and Board discussion ensued.

Mr. Harding noted that the petition shows support for the proposed liquor store and he doesn't believe there will be a concentration. He also noted the site appears appropriate as there are already alcohol sales with the gas station and there appears to be adequate parking on site.

Mr. Vang stated the site's location capitalizes on traffic heading to the USC football stadium.

Mr. Fenner inquired of Mr. Marchant about the quality of ID scanners that will be used. Mr. Marchant stated the Department of Revenue requires classes and state of the art scanners in order to obtain or retain a liquor license and the applicant is doing everything the state asks.

Mr. Vang asked the Board members if out of the 12 points of criteria if there any that they are concerned this application does not meet.

Mr. Harding suggested the only criteria that may be scrutinized for this location is number 12, concerning adverse public interest. He acknowledged the neighborhood representative's opposition, but also cited the petition that had many other nearby residents' support of the liquor store.

Mr. Shirley, from the gallery, asked the chair if he could review the petition signed by local residents as they were unaware of the petition. It was provided and Mr. Livengood made sure to clarify that the petition is part of the record and the City will need to retain it.

Mr. Thomas asked staff if an approval can be conditioned on the applicant's statement earlier that the convenience closes at midnight, that the convenience store always close at midnight. Mr. Livengood suggested as that is another use, it may not be appropriate to place that kind of condition for the liquor store approval. He then reminded the Board that state law requires liquor stores to close by 7pm.

Ms. Fenner asked for a motion.

Mr. Harding made a motion to approve the special exception as requested and read through the criteria to confirm it met each one. Motion seconded by Mr. Thomas. Motion passed (4-0).

VI. OTHER BUSINESS

NONE

VII. ADJOURN

Motion to adjourn the meeting made by Mr. Vang
Motion seconded by Mr. Thomas. All aye. Motion passed (4-0).
Meeting adjourned at 4:39 P.M.