

City of Columbia
BOARD OF ZONING APPEALS
September 09, 2019

CALL TO ORDER:

Chairman Jimmy Dugger called the September meeting of the Board of Zoning Appeals for the City of Columbia to order at 10:00 a.m. The meeting was held in the Council Chambers at City Hall.

ROLL CALL:

All present and included the following:

Present were: Mr. Jimmy Campbell
 Mr. Jimmy Dugger
 Mrs. Kristi Martin
 Mr. Stephen Walker
 Mr. George Vrailas

Other attendees: Mr. Paul Keltner, Development Services Director
 Mrs. Melissa Sanders, Planning Associate
 Mrs. Sandra Richardson, Secretary

APPROVAL OF MINUTES:

The August minutes were presented for approval. Mr. Campbell made the motion to approve with Ms. Martin seconding. Motion to approve passed with a vote of four to zero, with Mr. George Vrailas abstaining.

AGENDA ITEM #2

Case #19-01216

Request from Keith Anderson for a Conditional Use Permit at 500 Burchell Lane for a model home sale office.

Staff Review:

Mr. Keltner presented the staff report. Staff recommends approval, subject to the parking lot meeting current design standards.

Discussion and Motion:

Mr. Keith Anderson, with Smith Douglas Homes, Nashville, Purchasing/Operations Manager, was present to answer questions. Discussion included parking requirements, driveway entrance, garage, and 22 units. Mr. Vrailas made the motion to approve, and Ms. Martin seconded the motion. The motion passed five to zero.

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AGENDA ITEM #3

Case #19-0079

Request from Dinkins Home Center for an appeal of administrative decision on permit 2018-1053 being 133 Overlook Place.

Staff Review:

Mr. Keltner presented the staff summary of deferral from last meeting. This is still an Administrative Appeal over the language of street vs side. This particular project has two streets being Collins and Overlook. The applicant is challenging the side street being Collins Drive, being a side instead of a street.

Discussion and Motion:

Mr. Dugger stated that last month, and today legal council was unable to be in attendance. He did have a meeting with Mr. Keltner and legal council over the telephone on Friday discussing the situation, and he was asked to keep this meeting very structured.

Mr. Roy Kelley, Dinkins Home Center, and Mr. & Mrs. Phillip Johnson, owners, were present to answer questions. Mr. Kelley is requesting a variance. Discussion included fire and the original home, manufactured homes, inspection, 20 feet off front street, variances, permit templates, Zoning Ordinance, permit process, placement, setbacks, footers, inspections, state inspections, processes, field dirt, misreading, oversight, specifications, street term has been used since 2006 for thirteen years, verbiage, driveway, ramifications, and property corners.

Mr. Dugger stated as per instruction and advise of legal council our issue this morning is to discuss, and to either accept their proposal or waiver, and or reject it. The City of Columbia Staff has rejected this, and has brought it to the Board. Mr. Walker made the motion, the board upholds the interpretation of the Ordinances with regard to street setback, and Mr. Campbell seconded the motion. Ms. Martin discussed changing the language of "street" singular, to plural "streets", and the process of inspections on manufactured homes. Mr. Vrailas stated that the application is not clear for setbacks of corner lots. Mr. Dugger stated that he has talked with the City Attorney and needs to bring this request to a closure. The motion passed three to two, with Mr. Vrailas, and Ms. Martin voting nay. Mr. Dugger stated that per Ordinance there is a fee up to \$500.00 per day to occupy without Certificate of Occupancy. Mr. Keltner stated that he discussed this with the owners, after our last meeting. There is a clause in the Ordinance that specifically relates to fire damaged homes that gives the right to use manufactured homes on a temporary basis.

OTHER BUSINESS:

In other business, Mr. Dugger expressed appreciation for being put back on the Board again.

The Board discussed education, the TAPA Conference is October 10th, and 12th, offering four hours training for Board of Zoning Appeals members. Mr. Keltner stated that if you

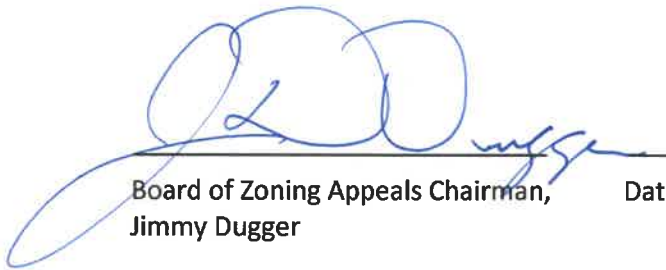
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would like to go, let staff know to register. The Power of Ten is coming up in the fall also, and it is all day.

Ms. Martin discussed clarification/modification of manufactured homes, set backs, and building placement. Mr. Vrillas discussed modifying the template for corner lot applications. Ms. Martin made the motion to modify the template to be more clear, and add an inspection for modified homes to verify location. The motion was seconded by Mr. Walker. Motion passed five to zero. Mr. Walker made the motion to adjourn, and Mr. Dugger seconded the motion.

ADJOURNMENT:

Mr. Dugger adjourned the meeting at 10:49 a.m.

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Board of Zoning Appeals Chairman, Date
Jimmy Dugger

