



The Columbia Board of Zoning Appeals will meet on Thursday, December 12, 2024 at 9:00 AM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

I. Roll Call

II. Approval of Minutes

III. Old Business

1. Request from L. Bruce Peden for Appeal of an Administrative Decision for 200 Stewart Street, zoned CD-3 (Neighborhood Character District), concerning Zoning Ordinance 4400 Section 1.22.2F, Table 4.3.9.A-1 and Section 4.3.9.E.6.(ah).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

2. Request from L. Bruce Peden for Appeal of an Administrative Decision for 623 Crestland Drive, zoned CD-3L (Large Lot Neighborhood Character District), concerning Zoning Ordinance 4400 Section 1.22.2F, Table 4.3.9.A-1 and Section 4.3.9.E.6.(ah).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

IV. New Business

1. Request from Bobby Lovell for height variance located at [Oakland Parkway, being Tax Map 101 Parcel 37.11](#), for an industrial building in an SD-LI zoning district (Light Industrial Special District).
2. Request from James Finney for a setback variance on a constructed building located at [121 East James M. Campbell Blvd., Tax Map 114A Group A Parcel 1.00](#), an SD-LI (Light Industrial Special District) zoned property.

V. Other Business

VI. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The 2024 meeting schedule can be found on the City of Columbia Board of Zoning Appeals webpage.

For other questions, please contact the Department of Development Services at 931-560-1560.

CONTACT INFORMATION

Kevin C. McCarthy, AICP, Zoning Administrator

kmccarthy@columbiatn.gov

DOCKET/CASE/APPLICATION
NUMBER

24-0351

APPLICANT/ PROPERTY OWNER

Bruce Peden/ Blanche Collier

PUBLIC HEARING DATE

September 12, 2024

PROPERTY ADDRESS/LOCATION

200 Stewart /Tax Map 900 D Parcel 28

REQUEST: Appeal of Administrative Decision

The appellant requests that the Board of Zoning Appeals reverse the determination of the Zoning Administrator that the use of the subject property is not a lawful nonconforming use. The Zoning Administrator explains the interpretation of the Ordinance below and requests that the Board affirm the determination.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	Single-Family	Single-Family	Single-Family House	N/A

SUMMARY:

- On July 26, 2024, Development Services staff sent a notice of violation to the owner of the subject property.
- The property is Zoned CD-3 (Neighborhood Character District). The current zoning ordinance prohibits operation of Short-Term Rentals (STRs) in CD-3 (Table 4.3.9.A-1).
- The City Council adopted the current zoning ordinance (Ord. 4400) in July 2022.
- The property has been used as an STR since at least November of 2021.
- The ordinance in effect at the time, (Ord. 3638) prohibited the use of a dwelling unit as an STR.
- The appellant’s representative mistakenly posits that the use of the property is a lawful nonconforming use and therefore may continue indefinitely.
- The Zoning Administrator agrees that if the use was permitted at the time it was established, it would have the status of a lawful nonconformity and could continue. The Zoning Administrator disagrees with the claim that the STR use was permitted at the time it was established.

STAFF RATIONALE:

The Board is asked to determine whether the STR use is a lawful nonconformity.

- The only question before the Board is whether the Zoning Administrator’s determination that the use was not permitted at the time it was established is an accurate interpretation of the zoning ordinance in effect at the time.
- The uses which ought to be permitted in a CD-3 character district are not in question.
- The suitability of the subject site for use as an STR is not in question.
- The City’s overall policy toward STRs is not in question.
 - The Zoning Administrator has extended the deadline for compliance on all open STR violations until at least December 2024.
 - The Planning Commission will consider changes to current STR regulations in December 2024.
 - The City Council will act on the recommendation of Planning Commission in early 2025.
 - Through the Zoning Administrator, the BZA can suggest that the Planning Commission and City Council consider changes to the ordinance based on the Board’s experience.
 - The City Council may adopt a zoning text amendment which legitimizes the use of the subject property as an STR.
 - The question of whether STRs ought to be permitted in residential character districts is the exclusive domain of the legislative body: the City Council.

Grandfathering: lawfully established non-conformities may continue indefinitely.

- Section 1.22.1 of the current zoning ordinance establishes that buildings and land uses which “legally existed immediately prior to a zoning change, may be continued as a legal nonconformity.”
- This feature of a zoning ordinance is commonly referred to a “grandfathering.”
- A lawfully nonconforming use may continue indefinitely.
- Section 1.22.2.F contains language which relates specifically to lawfully nonconforming STRs.

Section 1.22.F only applies to legally established STRs.

- The language at §1.22.F makes clear that **legally established** STRs have the status of lawful nonconformities.
- The section restates the provisions of the Tennessee Short Term Rental Unit Act of 2018. It is boilerplate language included in many zoning ordinances across Tennessee to ensure compliance with state law.
- The Act is codified at Tennessee Code Annotated § 13-7-603.
- The Act preempts municipalities from retroactively prohibiting STRs which were legally established after January 2014.
- The Act bars Tennessee cities which do not expressly limit rental durations for residential dwellings from subsequently shutting down established STRs (nothing prohibits cities from prohibiting the establishment of new STRs through zoning).
- The Act is explicit that a local regulation which “prohibits or effectively prohibits the use of property as a short-term rental unit may apply to any property within a local governing body's jurisdiction, regardless of the property's existing use” provided the regulation “expressly limit[s] the period of time a residential dwelling may be rented” (TCA §13-7-603(b)).
- Section 1.22.F does not apply to an STR established in violation of the zoning ordinance in effect at the time.

The use of the subject property as an STR was not lawfully established.

- The property has been used as an STR since at least November of 2021, according to information provided by the owners' representative.
- Prior to adoption of the current zoning ordinance, the property was zoned RS-10 (Low-Density Residential District).¹
- The ordinance in effect at the time, (Ord. 3638) limited the use of dwelling units to "rental, lease, or other occupancy on a monthly or longer basis."
- Ordinance 3638 prohibited the use of a dwelling unit as an STR, except when arranged and permitted as an "Accommodation."
- The previous ordinance did provide for several uses classified as "Accommodations" (fka Transient Habitation) as a subcategory of commercial uses (§8.2.5, p. 8-11).
 - These "short-term stays of less than 30 days" were subject to limited use standards.
 - The uses in this classification include hotels and bed and breakfast (B&B) establishments.
 - Use of the subject property does not conform to those standards and was never permitted by the City.
 - The applicant does not claim that the use meets these standards.
 - The applicant's representative correctly distinguishes the use of the property as an STR from Accommodation uses like B&Bs.²
- The use of the subject property as a single-family dwelling unit was permitted under the previous ordinance. The definition of that use expressly limited the period of time that a unit could be rented ("monthly or longer basis"), thereby excluding STRs. This limitation meets the criteria established in TCA §13-7-603(b).
- Conversion of the dwelling unit to a B&B or other accommodation use would have required a Conditional Use permit, if allowed at all. The property owner never sought that approval and the actual use of the property does not conform to the applicable limited use standards.
- The use was not legally established and therefore cannot have the status of a lawful nonconformity.

¹ Most RS-10 properties converted to the equivalent CD-3 upon adoption of the current ordinance in July 2022.

² See p. 2 of the applicant's appeal "STRs and B&Bs are distinct uses of property."



CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

8.2.5 COMMERCIAL USES

A. Accommodations [Formerly Transient Habitation]

Characteristics: Residential units arranged for short term stays of less than 30 days for rent or lease.		
Principal Uses	Accessory Uses	Uses Not included
Hotel, motel, inn, extended-stay facility, bed and breakfast establishment Residency or Single Room Occupancy Hotel	Ancillary indoor storage Associated offices Food preparation and dining facility Laundry facility Meeting facility Off-street parking Recyclable material storage (temporary) Swimming pool, other recreational facility	Campground, private (see Outdoor Recreation) Hunting/fishing camp, dude ranch (see Outdoor Recreation) Patient overnight accommodations (see Medical Facilities) Transient lodging, shelter for the homeless (see Social Service Institutions) Recreational vehicle (RV) park (see Outdoor Recreation)

Ord. 3638 p. 8-11 Use Classification Table (Accommodations)

8.2.3 RESIDENTIAL USES

A. Household Living

Characteristics: This category is intended to include permanent residential activities which involve the occupancy of a residential unit as defined by this ordinance.		
Principal Uses	Accessory Uses	Uses Not included
Manufactured Home, manufactured home park or subdivision Single-family detached, zero lot line, semi-detached, attached, townhouse Two-family: Detached, Semi-detached, Attached Multiplex, apartment, congregate care facility with individual units that meet the definition of a dwelling unit, or retirement center apartment Upper-story residential	Accessory dwelling unit, (i.e. granny flats and mother-in-law apartments) Accessory structure Ancillary indoor storage Children's play area or equipment Greenhouse or nursery not engaged in retail trade Home occupation In-house care for four or less persons Private community center Private garage, barbecue pit, carport, tool or garden shed, storage unit, swimming pool Docks, noncommercial	Bed and breakfast establishment, hotel, motel, inn, extended-stay facility (see Accommodations) Group Home (see Personal and Group Care) Nursing or convalescent house (see Personal and Group Care) Residential assisted living facility not having individual dwelling units (see Personal and Group Care)

Ord. 3638 p. 8-3 Use Classification Table (Household Living)

RESIDENCE: A building or part of a building containing one or more dwelling units or rooming units, including one – family or two – family dwellings, multi-family dwellings, boarding or rooming houses, or apartment hotels. However, residences shall not include:

- Such transient accommodations as transient hotels, motels, tourist homes, or similar establishments;
- Dormitories, fraternity or sorority houses, monasteries, or convents, or similar establishments containing group living or sleeping accommodations;
- Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations in community facility buildings or portions of buildings used for community facilities; or
- In a mixed building, that part of the building used for any nonresidential uses, except uses accessory to residential uses.

Ord. 3638 p. 13-8 Definitions (Residence)

DWELLING UNIT: A room or rooms connected together constituting a separate, independent housekeeping establishment for one – family only for owner occupancy or for rental, lease or other occupancy on a monthly or longer basis, with none of the living units under the same ownership, control, or management on the same zone lot being occupied on a shorter basis, and containing independent cooking, living, sleeping and sanitation facilities.

Ord. 3638 p. 13-5 Definitions (Dwelling Unit)

Reversing the determination would legitimize nonconforming str uses throughout Columbia.

- This request is – perhaps unintentionally – an attempt to circumvent the legislative authority of the City Council by effectively amending a defunct Zoning Ordinance through an appeal to a quasi-judicial body, the Board of Zoning Appeals.
- If the Board of Zoning Appeals reverses the Zoning Administrator’s determination and classifies the use as a lawful nonconformity, it will effectively legitimize all STRs established in violation of the ordinances adopted by the City Council prior to July 2022.
- Those who may have wished to establish STRs in residential zones prior to July 2022 and chose to abide by the City’s regulations would still be barred from establishing the use under the current rules.
- Those who established STRs prior to July 2022, either from a lack of due diligence or in outright defiance of the City Council, would be shielded indefinitely from enforcement. They would also be exempted from compliance with any STR standards the city adopts in the future, precisely because they violated the previous ordinance.

The Zoning Administrator respectfully requests that the Board of Zoning Appeals affirm the determination that the STR not a lawful nonconforming use.

- Planning & Zoning staff understand that STRs are popular among property owners and visitors to Columbia.
 - Planning staff will facilitate a community forum on the topic in October.
 - The Zoning Administrator has asked his peers in other communities across Middle Tennessee how their jurisdictions regulate STRs in order to determine best practices.
 - The Planning Commission will recommend changes to STR regulations in December.
 - The applicable regulations may change soon, possibly to the benefit of this property owner.
 - The Zoning Administrator has extended the time for open violations to come into compliance until the city’s policy makers provide clear direction on how they will regulate STRs in the future.
- Administration of existing regulations differs from discussion of changes to rules.
 - Fairness and the public welfare require dispassionate administration of the zoning ordinance regardless of personal or professional opinions of what the City ought to allow.
 - As described above, the STR use at the subject property does not conform to the current zoning ordinance (Ord. 4400).
 - The STR use did not conform to the ordinance in effect at the time it was established (Ord. 3638).
 - Therefore, the STR use is not a lawful nonconformity; its continued operation is a zoning code violation.
 - The Zoning Administrator asks that the Board affirm his determination.
- The criteria for the Board’s evaluation are listed below followed by sample motions.

REVIEW & ASSESSMENT:

§ 8.5.17.D Appeal of Administrative Decision | Action by Board of Zoning Appeals

1. At the public hearing of the case before the Board of Zoning Appeals, the appellant shall appear on appellant's own behalf or be represented by counsel or agent. The appellant's case shall be heard first and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption from the other.
2. Every person before the rostrum shall abide by the order and direction of the chair. Discourteous, disorderly, or contemptuous conduct shall be regarded as a breach of the privileges of the Board of Zoning Appeals and shall be dealt with as the chair deems proper.
3. The Board of Zoning Appeals may reverse or affirm (wholly or partly) or may modify the order, requirement, decision, or determination appealed from and shall make any order, requirement, decision or determination that in its opinion ought to be made in the case before it. To this end, the Board of Zoning Appeals shall have all the powers of the officer from whom the appeal is taken.
4. A motion to reverse, affirm, or modify the order, requirement, decision, or determination appealed from shall include, insofar as practicable, a statement of the specific reasons or findings of fact that support the motion.
5. The concurring vote of a majority of the entire membership of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any Administrative Adjustment in the application of this Ordinance.
6. Any motion to overturn an administrative decision shall state the reasons or findings of fact that support the motion.

RECOMMENDATION: Affirm

Recommended Motion:

Move to find, based on the evidence presented by the appellant and the Zoning Administrator, that the staff interpretation of Ordinances 3638 and 4400 is correct, that the existing Short Term Rental use is not a lawful nonconformity within the meaning of the term in the Zoning Ordinance, and **affirm** the determination of the Zoning Administrator.

Alternative Motions:

Alternative Motion [Reverse]:

Move to find, based on [list findings of fact that support the motion], that the staff interpretation of Ordinances 3638 and 4400 is incorrect, that the existing Short Term Rental use is a lawful nonconformity, and **reverse** the determination of the Zoning Administrator.

Alternative Motion [Defer]:

Move to find that there is insufficient information to make a decision, **continue the hearing**, and request that the [appellant/staff] provide: [list additional information] for review at the next regularly scheduled meeting of the Board.



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

BOARD OF ZONING
APPEAL OF ADMINISTRATIVE DECISION
APPLICATION AND CHECKLIST
SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))
If there is no access to a computer, please submit all pertinent information on a flash drive as
well as provide one hard copy*

1. Applicants must complete this application, include required supporting materials, & pay the required fee (\$300.00-*plus processing and advertising fees*)¹ by the published submittal deadline. Please contact the Columbia Development Services Department with any questions or to discuss any concerns during the BZA submittal & review process: Kevin McCarthy, City Planner, kmccarthy@columbiatn.com or (931) 560-1560.
2. Please provide the following information:
 - a. Completed application.
 - b. Applicable drawings, illustrations, and so forth, to accompany the request.
 - c. Any additional information requested by the Department of Development Services that will be necessary to fully complete a review by City Staff and/or by the Board of Zoning Appeals.
3. Please submit the final request to the Department of Development Services according to the established Board Deadline and Meeting Schedule. A representative must attend the BZA Meeting.

¹ Applications fees for appeals are refunded if the BZA finds in favor of the applicant.

BOARD OF ZONING APPEALS APPLICATION COLUMBIA, TENNESSEE	
ADDRESS: 200 Stewart Street, Columbia, TN 38401	
ZONING: CD-3	LOT ACREAGE: 75' x 148.5'
LAND USE: Short Term Rental	BUILDING SQUARE FOOTAGE: 1344
OTHER INFORMATION:	

APPEAL OF ADMINISTRATIVE DECISION REQUEST:

APPEAL OF ADMINISTRATIVE DECISION	8.5.17
Indicate the decision/interpretation under appeal, including the City Official with Title and Department, and the applicable section(s) of the <i>Zoning Ordinance</i> in question.	
APPEAL OF: Notice of Violation 24-1745-OCC	
ZONING ORDINANCE SECTION: 4.3.9.E.6.ah; Table 4.3.9.A-1; 1.22.2F	
CITY OFFICIAL WITH TITLE AND DEPARTMENT: Melissa Sanders Planner I Development Services	

APPLICANT

NAME	L. Bruce Peden	PHONE	931-381-0600
ADDRESS	219B W. 7th St., Columbia, TN	EMAIL	lbpeden@bellsouth.net

PROPERTY OWNER

NAME	Blanche Collier	PHONE	
ADDRESS	300 3rd Ave., Columbia, TN	EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

L. Bruce Peden

APPLICANT NAME

L. Bruce Peden

APPLICANT SIGNATURE

Aug. 8, 2024

DATE

Blanche Collier

PROPERTY OWNER NAME

Blanche K. Collier

PROPERTY OWNER SIGNATURE

08/07/24

DATE

BEFORE THE CITY OF COLUMBIA BOARD OF ZONING APPEALS

IN RE: Blanche K. Collier et al.
200 Stewart Street, Columbia, TN 38401

APPEAL OF ADMINISTRATIVE DECISION

Blanche K. Collier respectfully appeals the decision by the City Development Services department that the use of the property located at 200 Stewart Street as a short-term rental (herein “STR”) violates the City’s Zoning Ordinance.

Zoning Ordinance Provisions

Section 1.22.2F of Zoning Ordinance specifically permits the continued use of property as a short term rental if such use legally existed prior to the enactment of the current ordinance (adopted July 2022). That provision reads:

F. Specific as to Nonconforming Short-Term Rental Unit Use.

Notwithstanding anything to the contrary contained in this Ordinance, the Use of property as a Short-Term Rental Unit, which Use legally existed immediately prior to the enactment of this Ordinance, any amendment hereto, or any Zoning Change, may be continued as a legal Nonconformity until the

property subsequently is sold, transferred, or ceases being used as a Short-Term Rental Unit for a period of thirty (30) continuous months, or is or has been in violation of a generally applicable local law three (3) or more separate times as provided by TSA Section 13-7-604. Prior to such sale, transfer, cessation of Use, or violations, the ordinance governing the Use of the property as a Short-Term Rental Unit shall apply to such Use.

Prior to the adoption of the current zoning ordinance in July 2022 the City of Columbia did not regulate STRs – the prior zoning ordinance only regulated bed and breakfast (herein “B&B”) establishments. STRs and B&Bs are distinct uses of property – both under state law and the Zoning Ordinance.

At page 478 the current zoning ordinance provides:

Accommodations / Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms or suites for periods of less than 30 days, including without limitation Bed and Breakfast, Inn, Hotel, and Motel. A Short-Term Rental Unit is not an Accommodations / Lodging Use. See **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**.

At page 482 the current zoning ordinance defines a B&B:

Bed and Breakfast: an Accommodations / Lodging Use characterized by 1 to 5 bedrooms of an owner-occupied Building or Accessory Building being offered to paying guests for overnight Lodging with breakfast. A Short-Term Rental Unit is not a Bed and Breakfast.

At page 521 the current zoning ordinance defines a STR:

Short-Term Rental Unit: a Dwelling Unit in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, townhouse, or multi-family Building having no more than 6 Dwelling Units, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee; specifically excluding however a "hotel" as defined in TSA section 68-14-302 or a "bed and breakfast establishment" or a "bed and breakfast homestay" as those terms are defined in TSA section 68-14-502, all as contemplated in TSA section 13-7-602. A Hotel, Extended Stay Hotel, Motel, Bed and Breakfast, or Inn is not a Short-Term Rental Unit.

Evidence of STR Use Before July 2022

The property at 200 Stewart Street has been listed on VRBO since 2021. Copies of VRBO data for the short-term rentals of the property from June 19, 2021 through June 30, 2022 are attached.

The decision by the Development Services Department that the use of the property as a STR violates the City's Zoning Ordinance is erroneous and should be reversed.



Dashboard

2128831 200 Stewart Street

58 132 \$27,997.10

-\$2,406.48

\$25,590.62

Inbox

Calendar

MarketMaker™

Reservation manager

Performance

Property

Local laws

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Date	Reservation ID	Guest name	Nights	Gross booking amount	Deductions	Payout
2022-06-21	HA-0BRH71	Ruth Lovelless	9	\$2,088.00	-\$179.41	\$1,908.59
2022-06-20	HA-HMGC6H	Ruth Lovelless	1	\$124.00	-\$10.65	\$113.35
2022-06-19	HA-CJNWHL	Kristen Anson	1	\$214.00	-\$18.38	\$195.62
2022-06-11	HA-DMYFX1	Laura Hinson	2	\$428.00	-\$36.77	\$391.23
2022-06-03	HA-B941Z2	Lisa Hoke	3	\$642.00	-\$55.16	\$586.84
2022-05-29	HA-58692N	Morgan Earle	2	\$428.00	-\$36.77	\$391.23
2022-05-28	HA-B5T8ZG	John Thomas	1	\$214.00	-\$18.38	\$195.62
2022-05-21	HA-YFY6ZB	Michael Iles	2	\$464.00	-\$39.86	\$424.14
2022-05-14	HA-VV97B3	Kalin Breakey	3	\$642.00	-\$55.16	\$586.84
2022-05-08	HA-OWBR7C	Ryan Carter	1	\$214.00	-\$18.38	\$195.62
2022-04-30	HA-GM775V	Anna Zoumaras	2	\$428.00	-\$36.77	\$391.23
2022-04-24	HA-NVBXY9	Jennifer Dugan	1	\$222.00	-\$19.93	\$212.07
2022-04-22	HA-K0R9PN	Leslie Reed	1	\$232.00	-\$19.93	\$212.07
2022-04-16	HA-NP2K6P	Jon Giese	1	\$232.00	-\$19.93	\$212.07
2022-04-09	HA-93V76W	Ken Downey	3	\$696.00	-\$59.80	\$636.20
2022-04-02	HA-HFFQ38	Lauren Mitchell	2	\$428.00	-\$36.77	\$391.23
2022-03-29	HA-W37X5H	Zach Anderson	1	\$214.00	-\$18.38	\$195.62
2022-03-27	HA-KP3N3F	stacy saffell	1	\$214.00	-\$18.38	\$195.62

Feedback

Financial Reporting

This list is a summary of all stay taxes that are required in your jurisdictions. Expand a row to view the amounts by property and booking, or download a complete report.

 Download 

Start
1/1/2020

→

End
6/30/2022

Includes
Stays within this date range

▼

Refresh

Jurisdiction nameJurisdiction level		Tax type	Taxes Vrbo paid	Taxes you pay
COLUMBIA	CITY	Accommodations Tax	\$14,522.36	\$0.00 ^
Check-in	Property ID	Reservation ID	Taxes Vrbo paid	Taxes you pay
2021-11-04	2128613	HA-023SC1	\$11.20	\$0.00
2021-05-26	2128613	HA-04JMD1	\$22.40	\$0.00
2022-06-06	2128613	HA-04PFML	\$33.60	\$0.00
2022-08-18	2128613	HA-069B3D	\$22.40	\$0.00
2023-07-16	2128613	HA-0LLJ3K	\$26.00	\$0.00
2022-06-09	2128613	HA-0MBRBH	\$11.20	\$0.00
2022-06-26	2128613	HA-0R1RS2	\$44.80	\$0.00
2021-05-15	2128613	HA-0T507B	\$46.80	\$0.00

2021-07-17	2128613	HA-ZBCBW1	\$23.40	\$0.00
2021-08-22	2128613	HA-ZFQD9V	\$11.20	\$0.00
2022-04-28	2128613	HA-ZK96GZ	\$33.60	\$0.00
2022-11-16	2128613	HA-ZKDF3Y	\$33.60	\$0.00
2021-05-31	2128613	HA-ZL0TS4	\$44.80	\$0.00
2022-12-30	2128613	HA-ZP81KF	\$11.20	\$0.00
2022-09-10	2128831	HA-0876WS	\$10.70	\$0.00
2022-06-20	2128831	HA-0BRH71	\$104.40	\$0.00
2021-07-09	2128831	HA-0P4TNJ	\$18.02	\$0.00
2021-09-11	2128831	HA-0QBKB3	\$10.70	\$0.00
2022-05-07	2128831	HA-0WBR7C	\$10.70	\$0.00
2022-12-27	2128831	HA-0Y761Q	\$23.20	\$0.00
2021-11-29	2128831	HA-16P049	\$23.20	\$0.00
2023-12-23	2128831	HA-18DGLK	\$21.40	\$0.00
2022-08-06	2128831	HA-1CQ43H	\$10.70	\$0.00
2024-01-13	2128831	HA-1SK01Q	\$32.10	\$0.00
2022-07-01	2128831	HA-1V0B2W	\$42.80	\$0.00
2022-03-18	2128831	HA-26Q01N	\$10.70	\$0.00
2023-07-16	2128831	HA-2QYY35	\$10.70	\$0.00
2023-07-20	2128831	HA-33DGM1	\$32.10	\$0.00
2021-12-31	2128831	HA-3DCL64	\$10.70	\$0.00
2023-11-11	2128831	HA-3FRZ4V	\$10.70	\$0.00
2022-01-15	2128831	HA-3L5V8S	\$10.70	\$0.00
2023-05-26	2128831	HA-41T9XM	\$21.40	\$0.00
2023-01-13	2128831	HA-4DWFMB	\$21.40	\$0.00
2022-09-18	2128831	HA-4NVYZS	\$46.40	\$0.00
2024-05-04	2128831	HA-51NYRR	\$10.70	\$0.00
2022-05-28	2128831	HA-58692N	\$21.40	\$0.00
2021-08-12	2128831	HA-58JG2T	\$10.70	\$0.00
2024-03-18	2128831	HA-5KXJVV	\$10.70	\$0.00
2024-05-03	2128831	HA-5PRXLN	\$10.70	\$0.00
2022-03-22	2128831	HA-5RYR6P	\$10.70	\$0.00

2023-04-01	2128831	HA-5ZBQ26	\$11.20	\$0.00
2024-07-20	2128831	HA-61HHFV	\$34.80	\$0.00
2022-10-06	2128831	HA-68HP80	\$46.40	\$0.00
2023-03-10	2128831	HA-6SWZ96	\$11.20	\$0.00
2024-05-05	2128831	HA-6T1B62	\$34.80	\$0.00
2022-10-13	2128831	HA-716RRB	\$32.10	\$0.00
2022-09-16	2128831	HA-72WPLN	\$10.70	\$0.00
2022-11-05	2128831	HA-77GS09	\$11.60	\$0.00
2021-11-19	2128831	HA-7936Z0	\$21.40	\$0.00
2022-12-21	2128831	HA-7D2GH5	\$10.70	\$0.00
2022-12-26	2128831	HA-7H8QMN	\$11.60	\$0.00
2023-10-14	2128831	HA-7QGNHJ	\$10.70	\$0.00
2021-07-17	2128831	HA-7SYW1K	\$21.40	\$0.00
2022-01-06	2128831	HA-7SZFR1	\$21.40	\$0.00
2022-03-24	2128831	HA-7VCT08	\$11.60	\$0.00
2023-09-22	2128831	HA-7WX1V7	\$32.10	\$0.00
2022-03-25	2128831	HA-80N34P	\$11.60	\$0.00
2024-05-16	2128831	HA-8KPJ14	\$32.10	\$0.00
2023-04-09	2128831	HA-8TGHM2	\$10.70	\$0.00
2024-06-18	2128831	HA-8TMKTL	\$42.80	\$0.00
2024-03-23	2128831	HA-8TR8C9	\$11.60	\$0.00
2022-04-08	2128831	HA-93V76W	\$34.80	\$0.00
2023-05-14	2128831	HA-9B3L7Y	\$9.75	\$0.00
2023-12-31	2128831	HA-9GJKGY	\$10.70	\$0.00
2024-04-26	2128831	HA-9VNGB4	\$23.20	\$0.00
2022-11-18	2128831	HA-B475XP	\$21.40	\$0.00
2022-05-27	2128831	HA-B5T8ZG	\$10.70	\$0.00
2023-05-19	2128831	HA-B77YXC	\$21.40	\$0.00
2024-06-12	2128831	HA-B8ZS13	\$53.50	\$0.00
2022-06-02	2128831	HA-B941Z2	\$32.10	\$0.00
2024-04-03	2128831	HA-B9BFFS	\$10.70	\$0.00
2023-09-01	2128831	HA-BGVPF6	\$10.70	\$0.00

2024-02-05	2128831	HA-BWN9Y0	\$10.70	\$0.00
2024-05-30	2128831	HA-C0P52L	\$42.80	\$0.00
2024-05-24	2128831	HA-C0ZZ51	\$10.70	\$0.00
2022-07-14	2128831	HA-C4BV0X	\$32.10	\$0.00
2024-04-21	2128831	HA-CB7B78	\$10.70	\$0.00
2021-07-30	2128831	HA-CCZV8B	\$21.40	\$0.00
2022-06-18	2128831	HA-CJNWHL	\$10.70	\$0.00
2024-03-08	2128831	HA-CNJYKP	\$21.40	\$0.00
2023-04-28	2128831	HA-CX5T70	\$21.40	\$0.00
2023-04-21	2128831	HA-CZVLJG	\$23.20	\$0.00
2021-06-18	2128831	HA-CZZ371	\$29.43	\$0.00
2023-05-06	2128831	HA-D73X9Y	\$10.70	\$0.00
2022-10-29	2128831	HA-D77KYL	\$11.60	\$0.00
2023-09-29	2128831	HA-DG703Y	\$21.40	\$0.00
2022-06-10	2128831	HA-DMYFX1	\$21.40	\$0.00
2024-07-12	2128831	HA-DXS7H6	\$21.40	\$0.00
2023-03-31	2128831	HA-F08SYG	\$11.20	\$0.00
2022-11-09	2128831	HA-F2YSVG	\$42.80	\$0.00
2023-01-02	2128831	HA-FBKPZG	\$10.70	\$0.00
2022-11-22	2128831	HA-FF2WHO	\$58.00	\$0.00
2022-10-01	2128831	HA-FG4DH6	\$10.70	\$0.00
2022-10-30	2128831	HA-FHYVHF	\$23.20	\$0.00
2022-04-29	2128831	HA-GM775V	\$21.40	\$0.00
2023-09-15	2128831	HA-H5CS1H	\$10.70	\$0.00
2023-03-24	2128831	HA-H62DP8	\$9.85	\$0.00
2022-04-01	2128831	HA-HFFQ38	\$21.40	\$0.00
2023-05-28	2128831	HA-HM9YTP	\$10.70	\$0.00
2022-06-19	2128831	HA-HMGCGH	\$6.20	\$0.00
2023-10-27	2128831	HA-HZS3LV	\$21.40	\$0.00
2024-08-04	2128831	HA-J8PPLP	\$10.70	\$0.00
2021-07-02	2128831	HA-JBZTR8	\$9.81	\$0.00
2021-08-14	2128831	HA-JD6QZ9	\$21.40	\$0.00

2023-12-02	2128831	HA-JK8NYP	\$10.70	\$0.00
2021-10-06	2128831	HA-JPGH0B	\$10.70	\$0.00
2023-05-12	2128831	HA-JRCMF5	\$10.70	\$0.00
2023-02-24	2128831	HA-K0003L	\$10.70	\$0.00
2022-04-21	2128831	HA-K0R9RN	\$11.60	\$0.00
2023-12-15	2128831	HA-K4Y43J	\$21.40	\$0.00
2021-08-28	2128831	HA-KFFFD3	\$11.60	\$0.00
2024-02-12	2128831	HA-KHCL4Q	\$23.20	\$0.00
2022-03-26	2128831	HA-KP3N3F	\$10.70	\$0.00
2024-04-07	2128831	HA-KT972B	\$46.40	\$0.00
2024-03-16	2128831	HA-KWFQ1V	\$10.70	\$0.00
2021-09-19	2128831	HA-L1C3PM	\$68.99	\$0.00
2022-11-02	2128831	HA-LC1NG6	\$32.10	\$0.00
2023-03-17	2128831	HA-LNTZ2J	\$21.40	\$0.00
2022-01-20	2128831	HA-M8NNPR	\$32.10	\$0.00
2023-07-07	2128831	HA-MKHZL6	\$42.80	\$0.00
2023-06-17	2128831	HA-MLTX34	\$10.70	\$0.00
2023-04-30	2128831	HA-MNZKWX	\$64.20	\$0.00
2022-03-11	2128831	HA-MQG0R6	\$10.70	\$0.00
2023-04-06	2128831	HA-N1T0K6	\$11.10	\$0.00
2022-10-21	2128831	HA-N47JTQ	\$32.10	\$0.00
2024-06-08	2128831	HA-NBD4T8	\$10.70	\$0.00
2022-02-11	2128831	HA-ND527Z	\$23.20	\$0.00
2024-06-22	2128831	HA-ND7NF2	\$10.70	\$0.00
2022-12-31	2128831	HA-NGQNMY	\$11.60	\$0.00
2022-04-15	2128831	HA-NP2K6P	\$11.60	\$0.00
2023-09-06	2128831	HA-NR7GVJ	\$21.40	\$0.00
2022-04-23	2128831	HA-NVBYX9	\$11.60	\$0.00
2022-07-23	2128831	HA-NVRYFF	\$10.70	\$0.00
2021-10-29	2128831	HA-NZZ8XB	\$10.70	\$0.00
2023-07-13	2128831	HA-P0T1ZH	\$34.80	\$0.00
2021-09-01	2128831	HA-P2L2NF	\$53.50	\$0.00

2022-12-02	2128831	HA-PMT92R	\$21.40	\$0.00
2024-03-13	2128831	HA-PPD0W8	\$10.70	\$0.00
2022-12-16	2128831	HA-Q0KP03	\$10.70	\$0.00
2023-05-31	2128831	HA-Q0PS4Z	\$53.50	\$0.00
2023-11-10	2128831	HA-Q0V12B	\$10.70	\$0.00
2023-06-08	2128831	HA-Q0WBH0	\$32.10	\$0.00
2022-09-29	2128831	HA-Q2D546	\$21.40	\$0.00
2022-12-31	2128831	HA-QLQVDT	\$10.70	\$0.00
2023-07-06	2128831	HA-QW98NL	\$11.60	\$0.00
2022-08-07	2128831	HA-QYY2YK	\$10.70	\$0.00
2021-12-10	2128831	HA-R02BYP	\$73.35	\$0.00
2023-07-01	2128831	HA-R23ZHQ	\$11.60	\$0.00
2021-11-12	2128831	HA-RDZPVQ	\$21.40	\$0.00
2024-05-25	2128831	HA-RJYNXL	\$32.10	\$0.00
2021-06-25	2128831	HA-RM02NL	\$9.81	\$0.00
2021-07-14	2128831	HA-RT7LP9	\$32.10	\$0.00
2023-11-23	2128831	HA-SBQFQV	\$32.10	\$0.00
2021-07-04	2128831	HA-SK8F7Y	\$58.00	\$0.00
2023-11-11	2128831	HA-SM84W2	\$10.70	\$0.00
2024-07-27	2128831	HA-T90DJQ	\$10.70	\$0.00
2022-07-08	2128831	HA-THSCHB	\$21.40	\$0.00
2022-03-19	2128831	HA-TM73GF	\$10.70	\$0.00
2024-04-04	2128831	HA-TNWZK3	\$21.40	\$0.00
2022-09-02	2128831	HA-TPDB9F	\$23.20	\$0.00
2022-08-04	2128831	HA-TT175W	\$10.70	\$0.00
2024-05-10	2128831	HA-TV7MWM	\$23.20	\$0.00
2022-12-23	2128831	HA-V681GH	\$21.65	\$0.00
2023-02-11	2128831	HA-VDF7CQ	\$9.85	\$0.00
2022-03-12	2128831	HA-VJJG72	\$10.70	\$0.00
2022-08-15	2128831	HA-VM5LRG	\$10.70	\$0.00
2024-01-12	2128831	HA-VPW9G8	\$10.70	\$0.00
2022-05-13	2128831	HA-VV97B3	\$32.10	\$0.00

2022-03-28	2128831	HA-W37X5H	\$10.70	\$0.00
2021-09-18	2128831	HA-WJ8DXG	\$10.70	\$0.00
2021-12-23	2128831	HA-X11641	\$32.10	\$0.00
2023-10-20	2128831	HA-X21GCK	\$21.40	\$0.00
2023-03-25	2128831	HA-X4WIFY4	\$10.70	\$0.00
2021-12-27	2128831	HA-XG85K2	\$42.80	\$0.00
2022-03-04	2128831	HA-XKL8V3	\$21.40	\$0.00
2023-06-24	2128831	HA-Y1DFVQ	\$10.70	\$0.00
2022-09-17	2128831	HA-Y43J96	\$10.70	\$0.00
2024-04-06	2128831	HA-YBMDB9	\$10.70	\$0.00
2023-11-02	2128831	HA-YFVRCF	\$34.80	\$0.00
2022-05-20	2128831	HA-YFY6ZB	\$23.20	\$0.00
2021-10-12	2128831	HA-YNG5K4	\$74.90	\$0.00
2021-10-22	2128831	HA-YZ32VR	\$42.80	\$0.00
2021-08-06	2128831	HA-YZB3P8	\$32.10	\$0.00
2022-02-26	2128831	HA-Z2GD66	\$23.20	\$0.00
2023-09-19	3278288	HA-098ZQL	\$12.70	\$0.00
2024-01-11	3278288	HA-0NZWTS	\$45.10	\$0.00
2024-04-18	3278288	HA-0TFJ1N	\$45.10	\$0.00
2024-04-03	3278288	HA-11VWHZ	\$58.05	\$0.00
2023-05-19	3278288	HA-11XL14	\$25.40	\$0.00
2024-05-08	3278288	HA-16MP2J	\$45.10	\$0.00
2023-07-15	3278288	HA-1QW3H6	\$12.70	\$0.00
2023-10-18	3278288	HA-2DS25X	\$13.20	\$0.00
2023-07-06	3278288	HA-2FFHT9	\$38.10	\$0.00
2023-10-31	3278288	HA-3PVXWP	\$38.10	\$0.00
2023-05-12	3278288	HA-40Y8LX	\$38.10	\$0.00
2023-12-14	3278288	HA-42H8QX	\$38.10	\$0.00
2024-08-03	3278288	HA-446WJY	\$19.20	\$0.00
2023-06-15	3278288	HA-48RZ36	\$39.60	\$0.00
2024-03-22	3278288	HA-48XHV4	\$19.20	\$0.00
2024-06-29	3278288	HA-4QNMHG	\$19.20	\$0.00

2023-05-16	3278288	HA-4T8RYS	\$38.10	\$0.00
2023-06-30	3278288	HA-4TQ8W2	\$12.70	\$0.00
2023-07-20	3278288	HA-4Z1734	\$52.80	\$0.00
2023-08-17	3278288	HA-5QJGHT	\$12.70	\$0.00
2024-03-08	3278288	HA-621KDH	\$25.40	\$0.00
2024-07-04	3278288	HA-6D3KFZ	\$19.20	\$0.00
2023-09-29	3278288	HA-768HC0	\$25.40	\$0.00
2023-10-01	3278288	HA-7BRMMB	\$63.50	\$0.00
2023-11-17	3278288	HA-7RBZD1	\$12.70	\$0.00
2023-10-06	3278288	HA-7RDPBQ	\$12.70	\$0.00
2023-04-14	3278288	HA-7WRW4B	\$39.60	\$0.00
2023-04-27	3278288	HA-82B92J	\$25.40	\$0.00
2023-06-18	3278288	HA-82KSZZ	\$88.90	\$0.00
2023-08-30	3278288	HA-8DFJCN	\$50.80	\$0.00
2023-10-19	3278288	HA-8LV03B	\$39.60	\$0.00
2024-06-12	3278288	HA-8S4YY6	\$92.40	\$0.00
2023-05-25	3278288	HA-93J5XB	\$39.60	\$0.00
2023-11-21	3278288	HA-97M7VX	\$52.80	\$0.00
2023-10-12	3278288	HA-9HJNNT	\$38.10	\$0.00
2023-11-25	3278288	HA-9QMYVB	\$12.70	\$0.00
2024-01-31	3278288	HA-9XYYF	\$58.05	\$0.00
2023-08-02	3278288	HA-BNTTJW	\$63.50	\$0.00
2024-07-05	3278288	HA-C69DDP	\$101.60	\$0.00
2023-09-08	3278288	HA-C6HLKQ	\$12.70	\$0.00
2023-11-18	3278288	HA-CVX6LK	\$12.70	\$0.00
2024-03-23	3278288	HA-DHM1JG	\$39.60	\$0.00
2023-05-04	3278288	HA-DVTNZ5	\$38.10	\$0.00
2023-12-02	3278288	HA-F8LKZX	\$13.20	\$0.00
2023-12-21	3278288	HA-G9KD4Z	\$25.40	\$0.00
2024-07-23	3278288	HA-GY5N5R	\$63.50	\$0.00
2024-03-01	3278288	HA-H4BGSP	\$19.20	\$0.00
2023-04-26	3278288	HA-H9CS9V	\$12.70	\$0.00

2023-04-21	3278288	HA-HTCW6M	\$38.10	\$0.00
2024-05-11	3278288	HA-HXYFRR	\$19.20	\$0.00
2024-06-05	3278288	HA-J87SQB	\$88.90	\$0.00
2023-12-09	3278288	HA-J8B0SP	\$12.70	\$0.00
2023-05-15	3278288	HA-JRZ8KP	\$12.70	\$0.00
2023-12-17	3278288	HA-JT33BM	\$38.10	\$0.00
2024-03-05	3278288	HA-JYHW6M	\$38.10	\$0.00
2024-05-31	3278288	HA-K04YMM	\$25.40	\$0.00
2023-07-01	3278288	HA-K4CL3F	\$12.70	\$0.00
2024-03-15	3278288	HA-KGBJMP	\$32.15	\$0.00
2023-06-11	3278288	HA-KTKX9X	\$39.60	\$0.00
2023-07-27	3278288	HA-L992FK	\$50.80	\$0.00
2024-02-15	3278288	HA-LCWX0W	\$38.10	\$0.00
2023-04-06	3278288	HA-LPCDVQ	\$39.60	\$0.00
2024-05-17	3278288	HA-LW3X6Z	\$25.40	\$0.00
2023-09-16	3278288	HA-M21T9H	\$12.70	\$0.00
2023-06-01	3278288	HA-M39X28	\$38.10	\$0.00
2024-05-03	3278288	HA-MN5365	\$32.15	\$0.00
2023-09-07	3278288	HA-MPFVC3	\$23.20	\$0.00
2024-02-21	3278288	HA-NG8KGZ	\$73.50	\$0.00
2023-11-16	3278288	HA-NWVPYW	\$13.20	\$0.00
2023-11-03	3278288	HA-P1RKDM	\$26.40	\$0.00
2023-03-12	3278288	HA-P3WSKQ	\$118.90	\$0.00
2024-04-26	3278288	HA-PVQG0W	\$19.20	\$0.00
2023-06-25	3278288	HA-PZ0VXB	\$12.70	\$0.00
2023-03-31	3278288	HA-QN8TGY	\$26.40	\$0.00
2024-03-29	3278288	HA-RVF229	\$58.05	\$0.00
2024-06-25	3278288	HA-S19CXB	\$60.05	\$0.00
2023-12-30	3278288	HA-T9TF6Y	\$25.40	\$0.00
2023-08-11	3278288	HA-TKJ90N	\$12.70	\$0.00
2023-06-28	3278288	HA-TNBR64	\$13.20	\$0.00
2023-04-19	3278288	HA-TQ5QYV	\$12.70	\$0.00

2024-07-16	3278288	HA-TR7VGL	\$73.50	\$0.00
2023-07-09	3278288	HA-TW4ZFT	\$63.50	\$0.00
2023-12-24	3278288	HA-TZX5JY	\$76.20	\$0.00
2023-10-22	3278288	HA-VNSKDV	\$12.70	\$0.00
2024-05-23	3278288	HA-VXBX05	\$25.40	\$0.00
2023-11-10	3278288	HA-W91GDS	\$25.40	\$0.00
2023-10-07	3278288	HA-WBWDW4	\$12.70	\$0.00
2023-08-12	3278288	HA-WZ54QW	\$13.20	\$0.00
2023-09-15	3278288	HA-XCZ4DV	\$12.70	\$0.00
2023-10-27	3278288	HA-XPVW3T	\$25.40	\$0.00
2023-09-09	3278288	HA-Y66RS9	\$69.50	\$0.00
2023-07-14	3278288	HA-YTVM7D	\$12.70	\$0.00
2023-06-08	3278288	HA-YVLYGV	\$38.10	\$0.00
2023-08-25	3278288	HA-YYXF1F	\$25.40	\$0.00
2023-08-18	3278288	HA-Z7BPVH	\$38.10	\$0.00
2024-01-05	3278288	HA-Z8Y400	\$25.40	\$0.00
2023-09-21	3278288	HA-ZM372F	\$50.80	\$0.00
2024-06-21	3278288	HA-ZRLYKZ	\$32.15	\$0.00

MAURY	COUNTY	Accommodations Tax	\$16,434.10	\$0.00	▼
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MAURY	COUNTY	General Sales and Use Tax	\$9,770.75	\$0.00	▼
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TENNESSEE	STATE	General Sales and Use Tax	\$24,931.03	\$0.00	▼
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Feedback

Feedback

Maury (060)	Jan 1 Owner	Current Owner	STEWART ST 200				
Tax Year 2024 Reappraisal 2022	COLLIER BLANCHE K ETAL		Ctrl Map:	Group:	Parcel:	PI:	SI:
	300 3RD AVE		0900	D	028.00		000
	COLUMBIA TN 38401						

Value Information

Land Market Value:	\$20,000
Improvement Value:	\$99,300
Total Market Appraisal:	\$119,300
Assessment Percentage:	25%
Assessment:	\$29,825

Additional Information**General Information**

Class: 00 - Residential	City: COLUMBIA
City #: 156	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: C19
District: 09	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS	

Outbuildings & Yard Items

Building #	Type	Description	Units
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Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/9/2002	\$0	R1630	928		-	-
4/15/1991	\$20,000	1115	269	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED

Land Information

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 1
Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

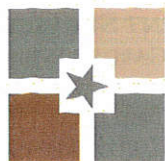
Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
11 - COMMON BRICK
Heat and AC:
7 - HEAT AND COOLING SPLIT
Quality:
1+ - AVERAGE +
Square Feet of Living Area:
672
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE

Building Sketch

Stories:
1.00
Actual Year Built:
1945
Plumbing Fixtures:
3
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	672
BMF - BASEMENT FINISHED	672



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

July 26, 2024

Blanche K Etal Collier
300 3rd Ave
Columbia, TN 38401

RE: **Inspection: 200 Stewart St**
Violation: #24-1745-OCC

Dear Property Owner:

It has come to my attention that the property listed above, which is owned/controlled by you, is in violation of the City of Columbia code as follows:

Code Section	Description and Method of Correction	Comply By
ZO 4400 4.3.9.E.6.ah STR Limited Use Standards	4.3.9.E.6.ah lists limited use standards for STRs where they are permitted. Specifically, the unit must be owner-occupied and registered with the City.	8/9/2024
ZO 4400 TABLE 4.3.9.A-1 LOT & BUILDING SITE PRINCIPAL USE	The Zoning Ordinance prohibits Short Term Rentals (STRs) in CD-2, CD-3L, and CD-3. It also imposes Limited Use Standards for STRs operating in CD-4, CD-4C, and CD-5.	8/9/2024

The above-mentioned violation must be corrected by the compliance date written upon this notice. Be advised, the City of Columbia is a government entity, and as such, is granted certain rights afforded by law to take action against property owners who fail to comply with a notice of violation. Those actions include but not limited to: property abatement by the City for removal of items stated as a violation and/or a City Court summons. Additionally, a fine up to \$500.00 can be assessed against individual properties for continued non-compliance.

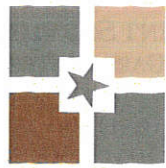
You may appeal the violation by contacting this office at 931-560-1560 within ten (10) days of the receipt of this notice. Abatement cost will be assessed for the above violation(s) by the incurred cost to the community to remedy the violation plus any administrative fees. An estimated cost of abatement can be requested within ten (10) days of said notice.

Please call our office **(931) 560-1560** with any questions or concerns you have regarding the contents of this letter. We appreciate your understanding and willingness to address this situation.
Sincerely,

Melissa Sanders
Planner I

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

700 NORTH GARDEN STREET

COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541

(931) 560-1560

Site Location: 200 Stewart St



[Overview](#) [Amenities](#) [Policies](#) [Host](#)

Entire home

Muletown's Retreat walking distance from the square

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560

CONTACT INFORMATION

Kevin C. McCarthy, AICP, Zoning Administrator

kmccarthy@columbiatn.gov

DOCKET/CASE/APPLICATION
NUMBER

24-0351

APPLICANT/ PROPERTY OWNER

Bruce Peden/ Sunset Properties LLC

PUBLIC HEARING DATE

September 12, 2024

PROPERTY ADDRESS/LOCATION

623 Crestland Drive /Tax Map 75M B Parcel 5

REQUEST: Appeal of Administrative Decision

The appellant requests that the Board of Zoning Appeals reverse the determination of the Zoning Administrator that the use of the subject property is not a lawful nonconforming use. The Zoning Administrator explains the interpretation of the Ordinance below and requests that the Board affirm the determination.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3L	Single-Family	Single-Family	Single-Family House	N/A

SUMMARY:

- On July 26, 2024, Development Services staff sent a notice of violation to the owner of the subject property.
- The property is Zoned CD-3L (Neighborhood Large Lot Character District). The current zoning ordinance prohibits operation of Short-Term Rentals (STRs) in CD-3L (Table 4.3.9.A-1).
- The City Council adopted the current zoning ordinance (Ord. 4400) in July 2022.
- The property has been used as an STR since at least July of 2021.
- The ordinance in effect at the time, (Ord. 3638) prohibited the use of a dwelling unit as an STR.
- The appellant's representative mistakenly posits that the use of the property is a lawful nonconforming use and therefore may continue indefinitely.
- The Zoning Administrator agrees that if the use was permitted at the time it was established, it would have the status of a lawful nonconformity and could continue. The Zoning Administrator disagrees with the claim that the STR use was permitted at the time it was established.

STAFF RATIONALE:

The Board is asked to determine whether the STR use is a lawful nonconformity.

- The only question before the Board is whether the Zoning Administrator’s determination that the use was not permitted at the time it was established is an accurate interpretation of the zoning ordinance in effect at the time.
- The uses which ought to be permitted in a CD-3L character district are not in question.
- The suitability of the subject site for use as an STR is not in question.
- The City’s overall policy toward STRs is not in question.
 - The Zoning Administrator has extended the deadline for compliance on all open STR violations until at least December 2024.
 - The Planning Commission will consider changes to current STR regulations in December 2024.
 - The City Council will act on the recommendation of Planning Commission in early 2025.
 - Through the Zoning Administrator, the BZA can suggest that the Planning Commission and City Council consider changes to the ordinance based on the Board’s experience.
 - The City Council may adopt a zoning text amendment which legitimizes the use of the subject property as an STR.
 - The question of whether STRs ought to be permitted in residential character districts is the exclusive domain of the legislative body: the City Council.

Grandfathering: lawfully established non-conformities may continue indefinitely.

- Section 1.22.1 of the current zoning ordinance establishes that buildings and land uses which “legally existed immediately prior to a zoning change, may be continued as a legal nonconformity.”
- This feature of a zoning ordinance is commonly referred to a “grandfathering.”
- A lawfully nonconforming use may continue indefinitely.
- Section 1.22.2.F contains language which relates specifically to lawfully nonconforming STRs.

Section 1.22.F only applies to legally established STRs.

- The language at §1.22.F makes clear that **legally established** STRs have the status of lawful nonconformities.
- The section restates the provisions of the Tennessee Short Term Rental Unit Act of 2018. It is boilerplate language included in many zoning ordinances across Tennessee to ensure compliance with state law.
- The Act is codified at Tennessee Code Annotated § 13-7-603.
- The Act preempts municipalities from retroactively prohibiting STRs which were legally established after January 2014.
- The Act bars Tennessee cities which do not expressly limit rental durations for residential dwellings from subsequently shutting down established STRs (nothing prohibits cities from prohibiting the establishment of new STRs through zoning).
- The Act is explicit that a local regulation which “prohibits or effectively prohibits the use of property as a short-term rental unit may apply to any property within a local governing body's jurisdiction, regardless of the property's existing use” provided the regulation “expressly limit[s] the period of time a residential dwelling may be rented” (TCA §13-7-603(b)).
- Section 1.22.F does not apply to an STR established in violation of the zoning ordinance in effect at the time.

The use of the subject property as an STR was not lawfully established.

- The property has been used as an STR since at least July of 2021, according to information provided by the owners' representative.
- Prior to adoption of the current zoning ordinance, the property was zoned RS-20 (Low-Density Residential District).¹
- The ordinance in effect at the time, (Ord. 3638) limited the use of dwelling units to "rental, lease, or other occupancy on a monthly or longer basis."
- Ordinance 3638 prohibited the use of a dwelling unit as an STR, except when arranged and permitted as an "Accommodation."
- The previous ordinance did provide for several uses classified as "Accommodations" (fka Transient Habitation) as a subcategory of commercial uses (§8.2.5, p. 8-11).
 - These "short-term stays of less than 30 days" were subject to limited use standards.
 - The uses in this classification include hotels and bed and breakfast (B&B) establishments.
 - Use of the subject property does not conform to those standards and was never permitted by the City.
 - The applicant does not claim that the use meets these standards.
 - The applicant's representative correctly distinguishes the use of the property as an STR from Accommodation uses like B&Bs.²
- The use of the subject property as a single-family dwelling unit was permitted under the previous ordinance. The definition of that use expressly limited the period of time that a unit could be rented ("monthly or longer basis"), thereby excluding STRs. This limitation meets the criteria established in TCA §13-7-603(b).
- Conversion of the dwelling unit to a B&B or other accommodation use would have required a Conditional Use permit, if allowed at all. The property owner never sought that approval and the actual use of the property does not conform to the applicable limited use standards.
- The use was not legally established and therefore cannot have the status of a lawful nonconformity.

¹ Most RS-20 properties converted to the equivalent CD-3L upon adoption of the current ordinance in July 2022.

² See p. 2 of the applicant's appeal "STRs and B&Bs are distinct uses of property."



CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

8.2.5 COMMERCIAL USES

A. Accommodations [Formerly Transient Habitation]

Characteristics: Residential units arranged for short term stays of less than 30 days for rent or lease.		
Principal Uses	Accessory Uses	Uses Not included
Hotel, motel, inn, extended-stay facility, bed and breakfast establishment Residency or Single Room Occupancy Hotel	Ancillary indoor storage Associated offices Food preparation and dining facility Laundry facility Meeting facility Off-street parking Recyclable material storage (temporary) Swimming pool, other recreational facility	Campground, private (see Outdoor Recreation) Hunting/fishing camp, dude ranch (see Outdoor Recreation) Patient overnight accommodations (see Medical Facilities) Transient lodging, shelter for the homeless (see Social Service Institutions) Recreational vehicle (RV) park (see Outdoor Recreation)

Ord. 3638 p. 8-11 Use Classification Table (Accommodations)

8.2.3 RESIDENTIAL USES

A. Household Living

Characteristics: This category is intended to include permanent residential activities which involve the occupancy of a residential unit as defined by this ordinance.		
Principal Uses	Accessory Uses	Uses Not included
Manufactured Home, manufactured home park or subdivision Single-family detached, zero lot line, semi-detached, attached, townhouse Two-family: Detached, Semi-detached, Attached Multiplex, apartment, congregate care facility with individual units that meet the definition of a dwelling unit, or retirement center apartment Upper-story residential	Accessory dwelling unit, (i.e. granny flats and mother-in-law apartments) Accessory structure Ancillary indoor storage Children's play area or equipment Greenhouse or nursery not engaged in retail trade Home occupation In-house care for four or less persons Private community center Private garage, barbecue pit, carport, tool or garden shed, storage unit, swimming pool Docks, noncommercial	Bed and breakfast establishment, hotel, motel, inn, extended-stay facility (see Accommodations) Group Home (see Personal and Group Care) Nursing or convalescent house (see Personal and Group Care) Residential assisted living facility not having individual dwelling units (see Personal and Group Care)

Ord. 3638 p. 8-3 Use Classification Table (Household Living)

RESIDENCE: A building or part of a building containing one or more dwelling units or rooming units, including one – family or two – family dwellings, multi-family dwellings, boarding or rooming houses, or apartment hotels. However, residences shall not include:

- Such transient accommodations as transient hotels, motels, tourist homes, or similar establishments;
- Dormitories, fraternity or sorority houses, monasteries, or convents, or similar establishments containing group living or sleeping accommodations;
- Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations in community facility buildings or portions of buildings used for community facilities; or
- In a mixed building, that part of the building used for any nonresidential uses, except uses accessory to residential uses.

Ord. 3638 p. 13-8 Definitions (Residence)

DWELLING UNIT: A room or rooms connected together constituting a separate, independent housekeeping establishment for one – family only for owner occupancy or for rental, lease or other occupancy on a monthly or longer basis, with none of the living units under the same ownership, control, or management on the same zone lot being occupied on a shorter basis, and containing independent cooking, living, sleeping and sanitation facilities.

Ord. 3638 p. 13-5 Definitions (Dwelling Unit)

Reversing the determination would legitimize nonconforming str uses throughout Columbia.

- This request is – perhaps unintentionally – an attempt to circumvent the legislative authority of the City Council by effectively amending a defunct Zoning Ordinance through an appeal to a quasi-judicial body, the Board of Zoning Appeals.
- If the Board of Zoning Appeals reverses the Zoning Administrator’s determination and classifies the use as a lawful nonconformity, it will effectively legitimize all STRs established in violation of the ordinances adopted by the City Council prior to July 2022.
- Those who may have wished to establish STRs in residential zones prior to July 2022 and chose to abide by the City’s regulations would still be barred from establishing the use under the current rules.
- Those who established STRs prior to July 2022, either from a lack of due diligence or in outright defiance of the City Council, would be shielded indefinitely from enforcement. They would also be exempted from compliance with any STR standards the city adopts in the future, precisely because they violated the previous ordinance.

The Zoning Administrator respectfully requests that the Board of Zoning Appeals affirm the determination that the STR not a lawful nonconforming use.

- Planning & Zoning staff understand that STRs are popular among property owners and visitors to Columbia.
 - Planning staff will facilitate a community forum on the topic in October.
 - The Zoning Administrator has asked his peers in other communities across Middle Tennessee how their jurisdictions regulate STRs in order to determine best practices.
 - The Planning Commission will recommend changes to STR regulations in December.
 - The applicable regulations may change soon, possibly to the benefit of this property owner.
 - The Zoning Administrator has extended the time for open violations to come into compliance until the city’s policy makers provide clear direction on how they will regulate STRs in the future.
- Administration of existing regulations differs from discussion of changes to rules.
 - Fairness and the public welfare require dispassionate administration of the zoning ordinance regardless of personal or professional opinions of what the City ought to allow.
 - As described above, the STR use at the subject property does not conform to the current zoning ordinance (Ord. 4400).
 - The STR use did not conform to the ordinance in effect at the time it was established (Ord. 3638).
 - Therefore, the STR use is not a lawful nonconformity; its continued operation is a zoning code violation.
 - The Zoning Administrator asks that the Board affirm his determination.
- The criteria for the Board’s evaluation are listed below followed by sample motions.

REVIEW & ASSESSMENT:

§ 8.5.17.D Appeal of Administrative Decision | Action by Board of Zoning Appeals

1. At the public hearing of the case before the Board of Zoning Appeals, the appellant shall appear on appellant's own behalf or be represented by counsel or agent. The appellant's case shall be heard first and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption from the other.
2. Every person before the rostrum shall abide by the order and direction of the chair. Discourteous, disorderly, or contemptuous conduct shall be regarded as a breach of the privileges of the Board of Zoning Appeals and shall be dealt with as the chair deems proper.
3. The Board of Zoning Appeals may reverse or affirm (wholly or partly) or may modify the order, requirement, decision, or determination appealed from and shall make any order, requirement, decision or determination that in its opinion ought to be made in the case before it. To this end, the Board of Zoning Appeals shall have all the powers of the officer from whom the appeal is taken.
4. A motion to reverse, affirm, or modify the order, requirement, decision, or determination appealed from shall include, insofar as practicable, a statement of the specific reasons or findings of fact that support the motion.
5. The concurring vote of a majority of the entire membership of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any Administrative Adjustment in the application of this Ordinance.
6. Any motion to overturn an administrative decision shall state the reasons or findings of fact that support the motion.

RECOMMENDATION: Affirm

Recommended Motion:

Move to find, based on the evidence presented by the appellant and the Zoning Administrator, that the staff interpretation of Ordinances 3638 and 4400 is correct, that the existing Short Term Rental use is not a lawful nonconformity within the meaning of the term in the Zoning Ordinance, and **affirm** the determination of the Zoning Administrator.

Alternative Motions:

Alternative Motion [Reverse]:

Move to find, based on [list findings of fact that support the motion], that the staff interpretation of Ordinances 3638 and 4400 is incorrect, that the existing Short Term Rental use is a lawful nonconformity, and **reverse** the determination of the Zoning Administrator.

Alternative Motion [Defer]:

Move to find that there is insufficient information to make a decision, **continue the hearing**, and request that the [appellant/staff] provide: [list additional information] for review at the next regularly scheduled meeting of the Board.



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

BOARD OF ZONING
APPEAL OF ADMINISTRATIVE DECISION
APPLICATION AND CHECKLIST
SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))
If there is no access to a computer, please submit all pertinent information on a flash drive as
well as provide one hard copy*

1. Applicants must complete this application, include required supporting materials, & pay the required fee (\$300.00-*plus processing and advertising fees*)¹ by the published submittal deadline. Please contact the Columbia Development Services Department with any questions or to discuss any concerns during the BZA submittal & review process: Kevin McCarthy, City Planner, kmccarthy@columbiatn.com or (931) 560-1560.
2. Please provide the following information:
 - a. Completed application.
 - b. Applicable drawings, illustrations, and so forth, to accompany the request.
 - c. Any additional information requested by the Department of Development Services that will be necessary to fully complete a review by City Staff and/or by the Board of Zoning Appeals.
3. Please submit the final request to the Department of Development Services according to the established Board Deadline and Meeting Schedule. A representative must attend the BZA Meeting.

¹ Applications fees for appeals are refunded if the BZA finds in favor of the applicant.

BOARD OF ZONING APPEALS APPLICATION COLUMBIA, TENNESSEE	
ADDRESS: 623 Crestland Drive, Columbia, TN 38401	
ZONING: CD-3L	LOT ACREAGE: Lot 32 Porter Hills
LAND USE: Short Term Rental / Residential	BUILDING SQUARE FOOTAGE: 1610
OTHER INFORMATION:	

APPEAL OF ADMINISTRATIVE DECISION REQUEST:

APPEAL OF ADMINISTRATIVE DECISION	8.5.17
Indicate the decision/interpretation under appeal, including the City Official with Title and Department, and the applicable section(s) of the <i>Zoning Ordinance</i> in question.	
APPEAL OF: Notice of Violation 24-1741-OCC	
ZONING ORDINANCE SECTION: 4.3.9.E.6.ah; Table 4.3.9.A-1; 1.22.2F	
CITY OFFICIAL WITH TITLE AND DEPARTMENT: Melissa Sanders Planner I Development Services	

APPLICANT

NAME	L. Bruce Peden	PHONE	931-381-0600
ADDRESS	219B W. 7th St., Columbia, TN	EMAIL	lbpeden@bellsouth.net

PROPERTY OWNER

NAME	Sunset Properties LLC	PHONE	931-334-1596
ADDRESS	1101 S. Main St., Columbia, TN	EMAIL	designbymercedes@icloud.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

L. Bruce Peden

APPLICANT NAME



APPLICANT SIGNATURE

Aug 8, 2024

DATE

Sunset Properties LLC

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE

08/07/2024

DATE

BEFORE THE CITY OF COLUMBIA BOARD OF ZONING APPEALS

IN RE: Sunset Properties LLC
623 Crestland Drive, Columbia, TN 38401

APPEAL OF ADMINISTRATIVE DECISION

Sunset Properties LLC respectfully appeals the decision by the City Development Services department that the use of the property located at 623 Crestland Drive as a short-term rental (herein “STR”) violates the City’s Zoning Ordinance.

Zoning Ordinance Provisions

Section 1.22.2F of Zoning Ordinance specifically permits the continued use of property as a short term rental if such use legally existed prior to the enactment of the current ordinance (adopted July 2022). That provision reads:

F. Specific as to Nonconforming Short-Term Rental Unit Use.

Notwithstanding anything to the contrary contained in this Ordinance, the Use of property as a Short-Term Rental Unit, which Use legally existed immediately prior to the enactment of this Ordinance, any amendment hereto, or any Zoning Change, may be continued as a legal Nonconformity until the

property subsequently is sold, transferred, or ceases being used as a Short-Term Rental Unit for a period of thirty (30) continuous months, or is or has been in violation of a generally applicable local law three (3) or more separate times as provided by TSA Section 13-7-604. Prior to such sale, transfer, cessation of Use, or violations, the ordinance governing the Use of the property as a Short-Term Rental Unit shall apply to such Use.

Prior to the adoption of the current zoning ordinance in July 2022 the City of Columbia did not regulate STRs – the prior zoning ordinance only regulated bed and breakfast (herein “B&B”) establishments. STRs and B&Bs are distinct uses of property – both under state law and the Zoning Ordinance.

At page 478 the current zoning ordinance provides:

Accommodations / Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms or suites for periods of less than 30 days, including without limitation Bed and Breakfast, Inn, Hotel, and Motel. A Short-Term Rental Unit is not an Accommodations / Lodging Use. See **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**.

At page 482 the current zoning ordinance defines a B&B:

Bed and Breakfast: an Accommodations / Lodging Use characterized by 1 to 5 bedrooms of an owner-occupied Building or Accessory Building being offered to paying guests for overnight Lodging with breakfast. A Short-Term Rental Unit is not a Bed and Breakfast.

At page 521 the current zoning ordinance defines a STR:

Short-Term Rental Unit: a Dwelling Unit in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, townhouse, or multi-family Building having no more than 6 Dwelling Units, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee; specifically excluding however a "hotel" as defined in TSA section 68-14-302 or a "bed and breakfast establishment" or a "bed and breakfast homestay" as those terms are defined in TSA section 68-14-502, all as contemplated in TSA section 13-7-602. A Hotel, Extended Stay Hotel, Motel, Bed and Breakfast, or Inn is not a Short-Term Rental Unit.

Evidence of STR Use Before July 2022

The property at 623 Crestland Drive was first listed on VRBO in March of 2023. However, the property had been used as a short term rental prior to the VRBO listing and prior to July 2022. Copies of several contracts for the short term rental of the property during 2021 are attached.

The decision by the Development Services Department that the use of the property as a STR violates the City's Zoning Ordinance is erroneous and should be reversed.

Muletown's Cozy Crestland Classic Guidelines & Rental Agreement

Please read this agreement in its entirety. Your payment and return acknowledgment of receipt of this agreement will serve as confirmation that you have read and agree to the following rental terms.

Thank you for choosing Muletown's Cozy Crestland Classic for your upcoming stay in Columbia Tennessee. It is located at 623 Crestland Drive Columbia TN. Parking is on the side in our driveway. There is ample room for three vehicles

Check in is after 4pm and check out is by 10 am on the days of your agreed stay. If you are arriving after dark, please let us know and we will leave on a few lights. You will be provided with the code prior to your arrival.

USE AND ENJOYMENT OF UNIT AND PROPERTY

Use of Premises. Guests will comply with all local laws, ordinances and community rules regarding the use of the premises.

Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.

Occupancy At no time, shall the occupancy of the rental exceed persons not listed or otherwise approved.

Quiet Enjoyment. Guests shall be entitled to the quiet enjoyment of the rental property. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited. Excessive noise and large parties are not permitted and the owner reserves the right to enforce this agreement.

Smoking: is not allowed on the premises EXCEPT outdoors.

Alcohol: is to be used at your discretion and you are expected to comply with all local laws and ordinances.

Furnishings. The property is furnished by the Owner. Basic paper products and soap will be provided but any other cleaning products, etc. will be your responsibility.

Pets: All pets must be pre-approved and pet fee paid. We welcome pets and responsible owners but dogs are required to be on a leash at all times and please clean up after your pet. All local ordinances and laws should be respected. Any excess cleaning that is deemed necessary due to pets will be your responsibility. The pet's owner is solely responsible for all liability.

Use of Grills. A gas grill is provided for your use outside of the screen porch door.

Locked Areas. There is an owner's closet that is kept locked and is for the sole use of the owners. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and you will be liable for any damage and/or missing items.

Recreational Items: Use of bikes and recreational items is at your own risk. Please do not leave the bikes outside or unlocked at any time. Please secure them in the Shed provided for this or bring them onto the back porch at night and lock the outside doors.

Swings and Bunk bed: These should be used gently and the weight limits respected. Please keep small children off the top bunk.

Floors: Tile floors and porch can be very slippery when wet. Every effort has been made to provide extensive throw rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

SECURITY/DAMAGE AGREEMENT

Damages. You have paid a \$99 fee for damage insurance up to \$5,000. This covers any damages to the rental property and its furnishings caused by Guests and their guests. Should the damage amount exceed the amount of the policy amount, the registered Guest(s) remains liable for the balance.

Key Loss: Please report any lost keys immediately to the property manager.

Cleaning. You have paid a cleaning fee. However, any undue or unreasonable cleaning necessary as a result of the vacationer's stay will result in an excess cleaning fee for which you will be responsible.

Cancellation Policy: Should you need to cancel your stay for any reason, you will be entitled to a 50% refund if it is > 30 days from your expected arrival date. Any cancellation within <30 days of the date will likely result in loss of funds paid. Please contact us for further details.

HOLD HARMLESS

Owner attempts to properly maintain the rental. The guest(s) agrees to immediately notify the owner of any maintenance problem, so that the situation can be remedied as soon as possible. Owner is not responsible for any inconveniences that may occur for which he has no control. This includes, but is not limited to: power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such as television, etc. No refunds will be given for occurrences beyond the owner's control. Owner shall not be held liable for any injuries that may occur to Guest(s) or their guests as a result of the acts of said Guests. Owner is not responsible for any theft or damage to guest's belongings during their stay at the rental.

Upon written or electronic return and or endorsement, guest(s) agree that they have read and understood this agreement. The guest(s) accepts all terms, conditions, and restrictions without exception.

(If not being done via email, please sign and return this.) Please include in the email or signed copy the name of the guest(s) and the desired dates of stay. If weekly stay is desired the fees will be discounted to \$300 per week due on the Friday of each week to be sent to owners Venmo @Mercedes-Robinson-2
Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Angie Haywood

9-28 10-28
2021 2021

Muletown's Cozy Crestland Classic Guidelines & Rental Agreement

Please read this agreement in its entirety. Your payment and return acknowledgment of receipt of this agreement will serve as confirmation that you have read and agree to the following rental terms.

Thank you for choosing Muletown's Cozy Crestland Classic for your upcoming stay in Columbia Tennessee. It is located at 623 Crestland Drive Columbia TN. Parking is on the side in our driveway. There is ample room for three vehicles

Check in is after 4pm and check out is by 10 am on the days of your agreed stay. If you are arriving after dark, please let us know and we will leave on a few lights. You will be provided with the code prior to your arrival.

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Occupancy At no time, shall the occupancy of the rental exceed persons not listed or otherwise approved.

Quiet Enjoyment. Guests shall be entitled to the quiet enjoyment of the rental property. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited. Excessive noise and large parties are not permitted and the owner reserves the right to enforce this agreement.

Smoking: is not allowed on the premises EXCEPT outdoors.

Alcohol: is to be used at your discretion and you are expected to comply with all local laws and ordinances.

Furnishings. The property is furnished by the Owner. Basic paper products and soap will be provided but any other cleaning products, etc. will be your responsibility.

Pets: All pets must be pre-approved and pet fee paid. We welcome pets and responsible owners but dogs are required to be on a leash at all times and please clean up after your pet. All local ordinances and laws should be respected. Any excess cleaning that is deemed necessary due to pets will be your responsibility. The pet's owner is solely responsible for all liability.

Use of Grills. A gas grill is provided for your use outside of the screen porch door.

Locked Areas. There is an owner's closet that is kept locked and is for the sole use of the owners. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and you will be liable for any damage and/or missing items.

Recreational Items: Use of bikes and recreational items is at your own risk. Please do not leave the bikes outside or unlocked at any time. Please secure them in the Shed provided for this or bring them onto the back porch at night and lock the outside doors.

Swings and Bunk bed: These should be used gently and the weight limits respected. Please keep small children off the top bunk.

Floors: Tile floors and porch can be very slippery when wet. Every effort has been made to provide extensive throw rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

SECURITY/DAMAGE AGREEMENT

Damages. You have paid a \$99 fee for damage insurance up to \$5,000. This covers any damages to the rental property and its furnishings caused by Guests and their guests. Should the damage amount exceed the amount of the of the policy amount, the registered Guest(s) remains liable for the balance.

Key Loss: Please report any lost keys immediately to the property manager.

Cleaning. You have paid a cleaning fee. However, any undue or unreasonable cleaning necessary as a result of the vacationer's stay will result in an excess cleaning fee for which you will be responsible.

Cancellation Policy: Should you need to cancel your stay for any reason, you will be entitled to a 50% refund if it is > 30 days from your expected arrival date. Any cancellation within <30 days of the date will likely result in loss of funds paid. Please contact us for further details.

HOLD HARMLESS

Owner attempts to properly maintain the rental. The guest(s) agrees to immediately notify the owner of any maintenance problem, so that the situation can be remedied as soon as possible. Owner is not responsible for any inconveniences that may occur for which he has no control. This includes, but is not limited to, power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such as television, etc. No refunds will be given for occurrences beyond the owner's control. Owner shall not be held liable for any injuries that may occur to Guest(s) or their guests as a result of the acts of said Guests. Owner is not responsible for any theft or damage to guest's belongings during their stay at the rental.

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Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Will Can
10/28/21

PLEASE REMEMBER TO PLACE YOUR MATS IN THE PROPER LOCATION TO PREVENT SLIPS AND FALLS. OTHER NON-SLIP MATS ARE PROVIDED FOR YOUR USE ALSO.

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Gage J 6.25
to
6.27
2021

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Bxc English 7/12-19 2021

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 Ray Venmo July 7, 2021

Floors: Tile floors and porch can be very slippery when wet. Every effort has been made to provide extensive throw rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

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Blake Lowell 8/13/24

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7/31/21


Muletown's Cozy Crestland Classic Guidelines & Rental Agreement

Please read this agreement in its entirety. Your payment and return acknowledgment of receipt of this agreement will serve as confirmation that you have read and agree to the following rental terms.

Thank you for choosing Muletown's Cozy Crestland Classic for your upcoming stay in Columbia Tennessee. It is located at 623 Crestland Drive Columbia TN. Parking is on the side in our driveway. There is ample room for three vehicles

Check in is after 4pm and check out is by 10 am on the days of your agreed stay. If you are arriving after dark, please let us know and we will leave on a few lights. You will be provided with the code prior to your arrival.

USE AND ENJOYMENT OF UNIT AND PROPERTY

Use of Premises. Guests will comply with all local laws, ordinances and community rules regarding the use of the premises.

Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.

Occupancy At no time, shall the occupancy of the rental exceed persons not listed or otherwise approved.

Quiet Enjoyment. Guests shall be entitled to the quiet enjoyment of the rental property. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited. Excessive noise and large parties are not permitted and the owner reserves the right to enforce this agreement.

Smoking: is not allowed on the premises EXCEPT outdoors.

Alcohol: is to be used at your discretion and you are expected to comply with all local laws and ordinances.

Furnishings. The property is furnished by the Owner. Basic paper products and soap will be provided but any other cleaning products, etc. will be your responsibility.

Pets: All pets must be pre-approved and pet fee paid. We welcome pets and responsible owners but dogs are required to be on a leash at all times and please clean up after your pet. All local ordinances and laws should be respected. Any excess cleaning that is deemed necessary due to pets will be your responsibility. The pet's owner is solely responsible for all liability.

Use of Grills. A gas grill is provided for your use outside of the screen porch door.

Locked Areas. There is an owner's closet that is kept locked and is for the sole use of the owners. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and you will be liable for any damage and/or missing items.

Recreational Items: Use of bikes and recreational items is at your own risk. Please do not leave the bikes outside or unlocked at any time. Please secure them in the Shed provided for this or bring them onto the back porch at night and lock the outside doors.

Swings and Bunk bed: These should be used gently and the weight limits respected. Please keep small children off the top bunk.

Floors: Tile floors and porch can be very slippery when wet. Every effort has been made to provide extensive throw rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

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Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Heather
Lowe 9-11-21

Maury (060)

Tax Year 2024 | Reappraisal 2022

Jan 1 Owner

SUNSET PROPERTIES LLC

1011 S MAIN ST

COLUMBIA TN 38401

Current Owner

CRESTLAND DR 623

Ctrl Map:
075MGroup:
BParcel:
005.00

Pl:

SI:
000

Value Information

Land Market Value:	\$60,000
Improvement Value:	\$148,500
Total Market Appraisal:	\$208,500
Assessment Percentage:	25%
Assessment:	\$52,125

Subdivision Data

Subdivision:

PORTER HILLS SEC 2

Plat Book:	Plat Page:	Block:	Lot:
4	75		32

Additional Information

General Information

Class: 00 - Residential

City #: 156

Special Service District 1: 000

District: 09

Number of Buildings: 1

Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC

Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL
GAS

City: COLUMBIA

Special Service District 2: 000

Neighborhood: C50

Number of Mobile Homes: 0

Utilities - Electricity: 01 - PUBLIC

Zoning:

Residential Building #: 1

Improvement Type:

01 - SINGLE FAMILY

Exterior Wall:

11 - COMMON BRICK

Heat and AC:

8 - HEAT AND COOLING PKG

Quality:

1 - AVERAGE

Square Feet of Living Area:

1250

Foundation:

02 - CONTINUOUS FOOTING

Roof Framing:

02 - GABLE/HIP

Cabinet/Millwork:

03 - AVERAGE

Interior Finish:

10 - PANEL-PLAST-DRYWALL

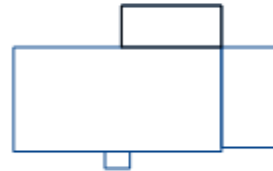
Bath Tiles:

04 - FLOOR-1/2 WALL

Shape:

01 - RECTANGLE

Building Sketch



Stories:

1.00

Actual Year Built:

1970

Plumbing Fixtures:

5

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

10 - HARDWOOD-TERR-TILE

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Units
1	UTB - UTILITY BUILDING	12X18	216
1	PTO - PATIO		320

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 Calculated Acres: 1 Total Land Units: 1

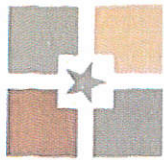
Land Code	Soil Class	Units
01 - RES		1.00

Building Areas

Areas	Square Feet
BAS - BASE	1,250
GRF - GARAGE FINISHED	360
OPU - OPEN PORCH UNFINISHED	24
OPU - OPEN PORCH UNFINISHED	0
OPF - OPEN PORCH FINISHED	240

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/3/2022	\$0	R2810	309		QC - QUITCLAIM DEED	-
8/19/1997	\$74,000	1342	617	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/20/1984	\$0	711	585		-	-
5/27/1982	\$0	687	257		-	-



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

July 26, 2024

Sunset Properties LLC
1011 S Main St
Columbia, TN 38401

RE: **Inspection: 623 Crestland Dr**
Violation: #24-1741-OCC

Dear Property Owner:

It has come to my attention that the property listed above, which is owned/controlled by you, is in violation of the City of Columbia code as follows:

Code Section	Description and Method of Correction	Comply By
ZO 4400 4.3.9.E.6.ah STR Limited Use Standards	4.3.9.E.6.ah lists limited use standards for STRs where they are permitted. Specifically, the unit must be owner-occupied and registered with the City.	8/9/2024
ZO 4400 TABLE 4.3.9.A-1 LOT & BUILDING SITE PRINCIPAL USE	The Zoning Ordinance prohibits Short Term Rentals (STRs) in CD-2, CD-3L, and CD-3. It also imposes Limited Use Standards for STRs operating in CD-4, CD-4C, and CD-5.	8/9/2024

The above-mentioned violation must be corrected by the compliance date written upon this notice. Be advised, the City of Columbia is a government entity, and as such, is granted certain rights afforded by law to take action against property owners who fail to comply with a notice of violation. Those actions include but not limited to: property abatement by the City for removal of items stated as a violation and/or a City Court summons. Additionally, a fine up to \$500.00 can be assessed against individual properties for continued non-compliance.

You may appeal the violation by contacting this office at 931-560-1560 within ten (10) days of the receipt of this notice. Abatement cost will be assessed for the above violation(s) by the incurred cost to the community to remedy the violation plus any administrative fees. An estimated cost of abatement can be requested within ten (10) days of said notice.

Please call our office (931) 560-1560 with any questions or concerns you have regarding the contents of this letter. We appreciate your understanding and willingness to address this situation.
Sincerely,

Melissa Sanders
Planner I

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
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COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

(931) 560-1560

Site Location: 623 Crestland Dr



Entire home

Muletown's Cozy Classic w/ hot tub, outdoor game area, and fire pit

Exceptional

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560

BEFORE THE CITY OF COLUMBIA BOARD OF ZONING APPEALS

IN RE: Sunset Properties LLC
623 Crestland Drive, Columbia, TN 38401

APPEAL OF ADMINISTRATIVE DECISION

Sunset Properties LLC respectfully appeals the decision by the City Development Services department that the use of the property located at 623 Crestland Drive as a short-term rental (herein “STR”) violates the City’s Zoning Ordinance.

Zoning Ordinance Provisions

Section 1.22.2F of Zoning Ordinance specifically permits the continued use of property as a short term rental if such use legally existed prior to the enactment of the current ordinance (adopted July 2022). That provision reads:

F. Specific as to Nonconforming Short-Term Rental Unit Use.

Notwithstanding anything to the contrary contained in this Ordinance, the Use of property as a Short-Term Rental Unit, which Use legally existed immediately prior to the enactment of this Ordinance, any amendment hereto, or any Zoning Change, may be continued as a legal Nonconformity until the

property subsequently is sold, transferred, or ceases being used as a Short-Term Rental Unit for a period of thirty (30) continuous months, or is or has been in violation of a generally applicable local law three (3) or more separate times as provided by TSA Section 13-7-604. Prior to such sale, transfer, cessation of Use, or violations, the ordinance governing the Use of the property as a Short-Term Rental Unit shall apply to such Use.

Prior to the adoption of the current zoning ordinance in July 2022 the City of Columbia did not regulate STRs – the prior zoning ordinance only regulated bed and breakfast (herein “B&B”) establishments. STRs and B&Bs are distinct uses of property – both under state law and the Zoning Ordinance.

At page 478 the current zoning ordinance provides:

Accommodations / Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms or suites for periods of less than 30 days, including without limitation Bed and Breakfast, Inn, Hotel, and Motel. A Short-Term Rental Unit is not an Accommodations / Lodging Use. See **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**.

At page 482 the current zoning ordinance defines a B&B:

Bed and Breakfast: an Accommodations / Lodging Use characterized by 1 to 5 bedrooms of an owner-occupied Building or Accessory Building being offered to paying guests for overnight Lodging with breakfast. A Short-Term Rental Unit is not a Bed and Breakfast.

At page 521 the current zoning ordinance defines a STR:

Short-Term Rental Unit: a Dwelling Unit in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, townhouse, or multi-family Building having no more than 6 Dwelling Units, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee; specifically excluding however a "hotel" as defined in TSA section 68-14-302 or a "bed and breakfast establishment" or a "bed and breakfast homestay" as those terms are defined in TSA section 68-14-502, all as contemplated in TSA section 13-7-602. A Hotel, Extended Stay Hotel, Motel, Bed and Breakfast, or Inn is not a Short-Term Rental Unit.

Evidence of STR Use Before July 2022

The property at 623 Crestland Drive was first listed on VRBO in March of 2023. However, the property had been used as a short term rental prior to the VRBO listing and prior to July 2022. Copies of several contracts for the short term rental of the property during 2021 are attached.

The decision by the Development Services Department that the use of the property as a STR violates the City's Zoning Ordinance is erroneous and should be reversed.

Muletown's Cozy Crestland Classic Guidelines & Rental Agreement

Please read this agreement in its entirety. Your payment and return acknowledgment of receipt of this agreement will serve as confirmation that you have read and agree to the following rental terms.

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Check in is after 4pm and check out is by 10 am on the days of your agreed stay. If you are arriving after dark, please let us know and we will leave on a few lights. You will be provided with the code prior to your arrival.

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Quiet Enjoyment. Guests shall be entitled to the quiet enjoyment of the rental property. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited. Excessive noise and large parties are not permitted and the owner reserves the right to enforce this agreement.

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Alcohol: is to be used at your discretion and you are expected to comply with all local laws and ordinances.

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Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Angie Haywood

9-28 10-28
2021 2021

Muletown's Cozy Crestland Classic Guidelines & Rental Agreement

Please read this agreement in its entirety. Your payment and return acknowledgment of receipt of this agreement will serve as confirmation that you have read and agree to the following rental terms.

Thank you for choosing Muletown's Cozy Crestland Classic for your upcoming stay in Columbia Tennessee. It is located at 623 Crestland Drive Columbia TN. Parking is on the side in our driveway. There is ample room for three vehicles

Check in is after 4pm and check out is by 10 am on the days of your agreed stay. If you are arriving after dark, please let us know and we will leave on a few lights. You will be provided with the code prior to your arrival.

USE AND ENJOYMENT OF UNIT AND PROPERTY

Use of Premises. Guests will comply with all local laws, ordinances and community rules regarding the use of the premises.

Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.

Occupancy At no time, shall the occupancy of the rental exceed persons not listed or otherwise approved.

Quiet Enjoyment. Guests shall be entitled to the quiet enjoyment of the rental property. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited. Excessive noise and large parties are not permitted and the owner reserves the right to enforce this agreement.

Smoking: is not allowed on the premises EXCEPT outdoors.

Alcohol: is to be used at your discretion and you are expected to comply with all local laws and ordinances.

Furnishings. The property is furnished by the Owner. Basic paper products and soap will be provided but any other cleaning products, etc. will be your responsibility.

Pets: All pets must be pre-approved and pet fee paid. We welcome pets and responsible owners but dogs are required to be on a leash at all times and please clean up after your pet. All local ordinances and laws should be respected. Any excess cleaning that is deemed necessary due to pets will be your responsibility. The pet's owner is solely responsible for all liability.

Use of Grills. A gas grill is provided for your use outside of the screen porch door.

Locked Areas. There is an owner's closet that is kept locked and is for the sole use of the owners. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and you will be liable for any damage and/or missing items.

Recreational Items: Use of bikes and recreational items is at your own risk. Please do not leave the bikes outside or unlocked at any time. Please secure them in the Shed provided for this or bring them onto the back porch at night and lock the outside doors.

Swings and Bunk bed: These should be used gently and the weight limits respected. Please keep small children off the top bunk.

Floors: Tile floors and porch can be very slippery when wet. Every effort has been made to provide extensive throw rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

SECURITY/DAMAGE AGREEMENT

Damages. You have paid a \$99 fee for damage insurance up to \$5,000. This covers any damages to the rental property and its furnishings caused by Guests and their guests. Should the damage amount exceed the amount of the of the policy amount, the registered Guest(s) remains liable for the balance.

Key Loss: Please report any lost keys immediately to the property manager.

Cleaning. You have paid a cleaning fee. However, any undue or unreasonable cleaning necessary as a result of the vacationer's stay will result in an excess cleaning fee for which you will be responsible.

Cancellation Policy: Should you need to cancel your stay for any reason, you will be entitled to a 50% refund if it is > 30 days from your expected arrival date. Any cancellation within <30 days of the date will likely result in loss of funds paid. Please contact us for further details.

HOLD HARMLESS

Owner attempts to properly maintain the rental. The guest(s) agrees to immediately notify the owner of any maintenance problem, so that the situation can be remedied as soon as possible. Owner is not responsible for any inconveniences that may occur for which he has no control. This includes, but is not limited to: power outages, adverse weather conditions, mandatory evacuation, construction, mechanical breakdowns, television, etc. No refunds will be given for occurrences beyond the owner's control. Guest(s) will not be held liable for any injuries that may occur to Guest(s) or their guests as a result of the rental. Owner is not responsible for any theft or damage to guest's belongings during their stay.

By signing this agreement, guest(s) agree that they have read and understand the terms, conditions, and restrictions without return and or endorsement, guest(s) agree that they have read and understand the terms, conditions, and restrictions without

(If not being done via email, please sign and return this.) Please include in the email or signed copy the name of the guest(s) and the desired dates of stay. If weekly stay is desired the fees will be discounted to \$300 per week due on the Friday of each week to be sent to owners Venmo @Mercedes-Robinson-2

Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Will Can
10/28/21

PLEASE BE CAREFUL WHEN ENTERING OR LEAVING THE PROPERTY. WE PROVIDE CARPETS AND RUGS TO PREVENT SLIPS AND FALLS BUT PLEASE BE CAREFUL. OTHER NON-SLIP MATS ARE PROVIDED FOR YOUR USE ALSO.

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Yogee J 6:25
to
6:27
2021

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Bre English 7/12-19 2021

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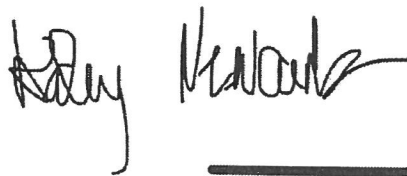
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 Ray Venmo July 9, 2021

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Blake Lovell 8/13/24

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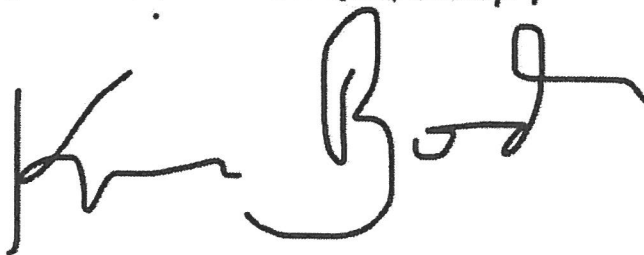
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7/31/21



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Heather
Zover
9-11-21

Maury (060)

Tax Year 2024 | Reappraisal 2022

Jan 1 Owner
SUNSET PROPERTIES LLC
1011 S MAIN ST
COLUMBIA TN 38401

Current Owner

CRESTLAND DR 623

Cit Map: 075M Group: B Parcel: 005.00 Pl: 000 Sl: 000

Value Information

Land Market Value: \$60,000
Improvement Value: \$148,500
Total Market Appraisal: \$208,500
Assessment Percentage: 25%
Assessment: \$52,125

Subdivision Data

Subdivision:
PORTER HILLS SEC 2
Plat Book: 4 Plat Page: 75 Block: Lot: 32

Additional Information

General Information
Class: 00 - Residential
City #: 156
Special Service District 1: 000
District: 09
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS
City: COLUMBIA
Special Service District 2: 000
Neighborhood: C50
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units
1	UTB - UTILITY BUILDING	12X18	216
1	PTO - PATIO		320

Sale Information

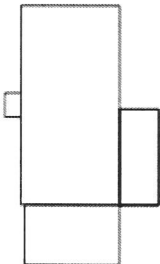
Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0	Calculated Acres: 1	Total Land Units: 1
Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
11 - COMMON BRICK
Heat and AC:
8 - HEAT AND COOLING PKG
Quality:
1 - AVERAGE
Square Feet of Living Area:
1250
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Milwork:
03 - AVERAGE
Interior Finish:
10 - PANEL-PLAST-DRYWALL
Bath Tiles:
04 - FLOOR-1/2 WALL
Shape:
01 - RECTANGLE
Building Sketch



Stories:

1.00

Actual Year Built:

1970

Plumbing Fixtures:

5

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

10 - HARDWOOD-TERR-TILE

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

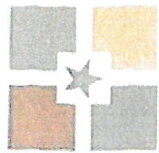
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,250
GRF - GARAGE FINISHED	360
OPU - OPEN PORCH UNFINISHED	24
OPU - OPEN PORCH UNFINISHED	0
OPF - OPEN PORCH FINISHED	240

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/3/2022	\$0	R2810	309		OC - QUITCLAIM DEED	-
8/19/1997	\$74,000	1342	617	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/20/1984	\$0	711	585		-	-
5/27/1982	\$0	687	257		-	-



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

July 26, 2024

Sunset Properties LLC
1011 S Main St
Columbia, TN 38401

RE: **Inspection: 623 Crestland Dr**
Violation: #24-1741-OCC

Dear Property Owner:

It has come to my attention that the property listed above, which is owned/controlled by you, is in violation of the City of Columbia code as follows:

Code Section	Description and Method of Correction	Comply By
ZO 4400 4.3.9.E.6.ah STR Limited Use Standards	4.3.9 E.6.ah lists limited use standards for STRs where they are permitted. Specifically, the unit must be owner-occupied and registered with the City.	8/9/2024
ZO 4400 TABLE 4.3.9.A-1	The Zoning Ordinance prohibits Short Term Rentals (STRs) in CD-2, CD-3L, and CD-3. It also imposes Limited Use Standards for STRs operating in CD-4, CD-4C, and CD-5.	8/9/2024
LOT & BUILDING SITE PRINCIPAL USE		

The above-mentioned violation must be corrected by the compliance date written upon this notice. Be advised, the City of Columbia is a government entity, and as such, is granted certain rights afforded by law to take action against property owners who fail to comply with a notice of violation. Those actions include but not limited to: property abatement by the City for removal of items stated as a violation and/or a City Court summons. Additionally, a fine up to \$500.00 can be assessed against individual properties for continued non-compliance.

You may appeal the violation by contacting this office at 931-560-1560 within ten (10) days of the receipt of this notice. Abatement cost will be assessed for the above violation(s) by the incurred cost to the community to remedy the violation plus any administrative fees. An estimated cost of abatement can be requested within ten (10) days of said notice.

Please call our office (931) 560-1560 with any questions or concerns you have regarding the contents of this letter. We appreciate your understanding and willingness to address this situation.
Sincerely,

Melissa Sanders
Planner I

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

BOARD OF ZONING
APPEAL OF ADMINISTRATIVE DECISION
APPLICATION AND CHECKLIST
SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))
If there is no access to a computer, please submit all pertinent information on a flash drive as
well as provide one hard copy*

1. Applicants must complete this application, include required supporting materials, & pay the required fee (\$300.00-plus processing and advertising fees)¹ by the published submittal deadline. Please contact the Columbia Development Services Department with any questions or to discuss any concerns during the BZA submittal & review process: Kevin McCarthy, City Planner, kmccarthy@columbiatn.com or (931) 560-1560.
2. Please provide the following information:
 - a. Completed application.
 - b. Applicable drawings, illustrations, and so forth, to accompany the request.
 - c. Any additional information requested by the Department of Development Services that will be necessary to fully complete a review by City Staff and/or by the Board of Zoning Appeals.
3. Please submit the final request to the Department of Development Services according to the established Board Deadline and Meeting Schedule. A representative must attend the BZA Meeting.

¹ Applications fees for appeals are refunded if the BZA finds in favor of the applicant.

BOARD OF ZONING APPEALS APPLICATION COLUMBIA, TENNESSEE	
ADDRESS: 623 Crestland Drive, Columbia, TN 38401	
ZONING: CD-3L	LOT ACREAGE: Lot 32 Porter Hills
LAND USE: Short Term Rental / Residential	BUILDING SQUARE FOOTAGE: 1610
OTHER INFORMATION:	

APPEAL OF ADMINISTRATIVE DECISION REQUEST:

APPEAL OF ADMINISTRATIVE DECISION	8.5.17
Indicate the decision/interpretation under appeal, including the City Official with Title and Department, and the applicable section(s) of the <i>Zoning Ordinance</i> in question.	
APPEAL OF: Notice of Violation 24-1741-OCC	
ZONING ORDINANCE SECTION: 4.3.9.E.6.ah; Table 4.3.9.A-1; 1.22.2F	
CITY OFFICIAL WITH TITLE AND DEPARTMENT: Melissa Sanders Planner I Development Services	

APPLICANT

NAME	L. Bruce Peden	PHONE	931-381-0600
ADDRESS	219B W. 7th St., Columbia, TN	EMAIL	lbpeden@bellsouth.net

PROPERTY OWNER

NAME	Sunset Properties LLC	PHONE	931-334-1596
ADDRESS	1101 S. Main St., Columbia, TN	EMAIL	designbymercedes@icloud.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

L. Bruce Peden

APPLICANT NAME



APPLICANT SIGNATURE



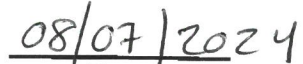
DATE

Sunset Properties LLC

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE



DATE

SITE LAYOUT & UTILITY PLAN

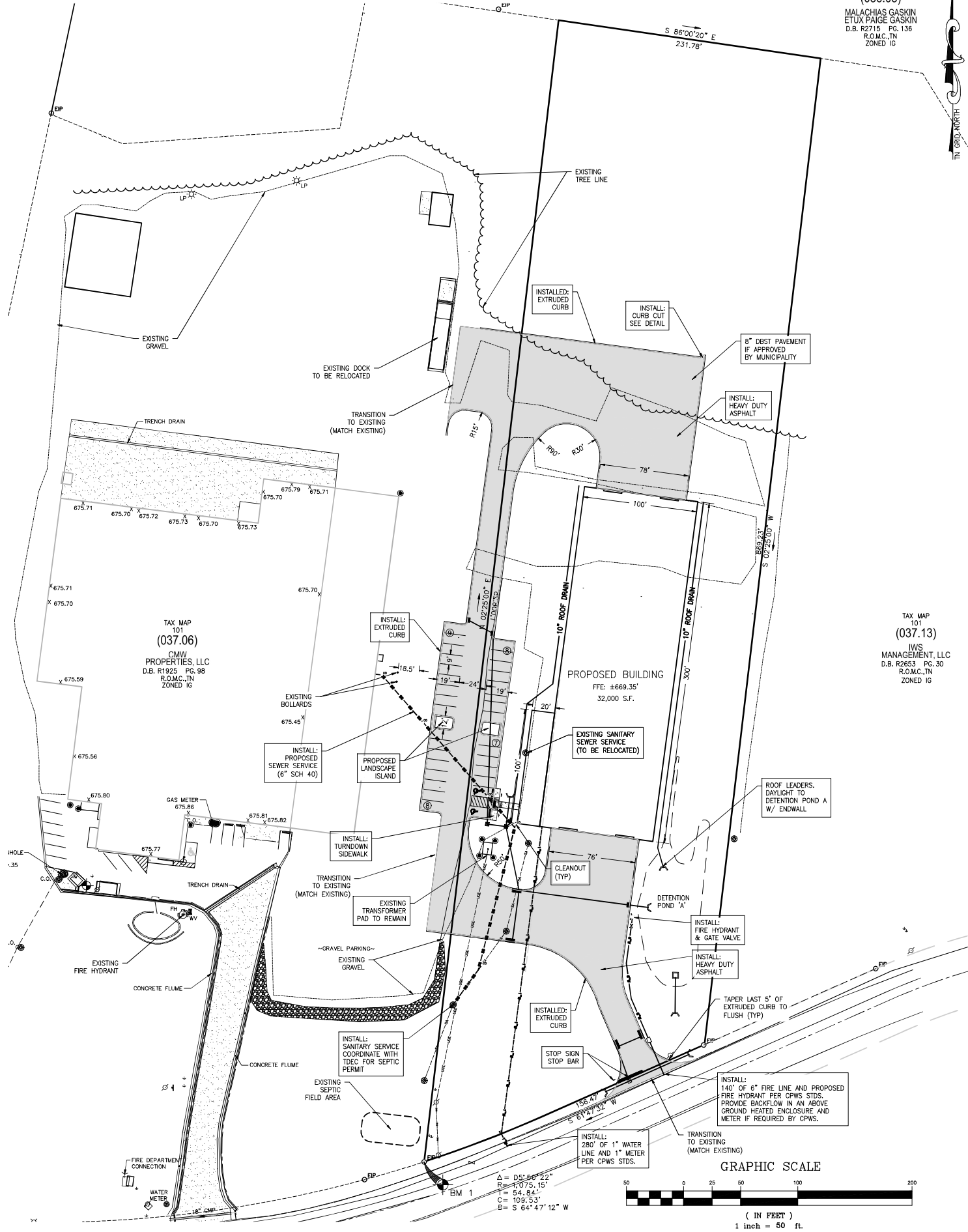
FILE: \\VES-Engineers-Servers-2021\21576 - Columbia Machine Works - Level\Draw\Engineering\21576 CML_boss ALT 2.dwg
COLUMBIA MACHINE WORKS - Level\Draw\Engineering\21576 CML_boss ALT 2.dwg

BENCHMARK
BENCHMARK #1
EXIST. IRON PIN
ELEV = 646.66'
N = 463,272.09
E = 1,638,055.41

WARNING! UTILITY LINES!
THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.



LEGEND	
WATER MAIN	EXISTING
SANITARY SEWER	EXISTING
STORM SEWER	EXISTING
OVERHEAD FENCE	EXISTING
GRASS DRAINAGE DITCH	EXISTING
TRIP PROTECTION FENCE	EXISTING
UTILITY POLE	EXISTING
IRON PIN SET	EXISTING
EXISTING IRON PIN	EXISTING
CONCRETE MONUMENT	EXISTING
DECIDUOUS TREE	EXISTING
GATE VALVE IN BOX	EXISTING
LIGHT POLE	EXISTING
BENCHMARK	EXISTING
PROPOSED	PROPOSED
TREE LINE	PROPOSED
STORM STRUCTURE LABEL	PROPOSED
ASPHALT	PROPOSED
CONCRETE	PROPOSED
# PARKING SPACES	PROPOSED



- GENERAL NOTES:**
- THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS.
 - THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FT IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS, AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5 FT IN WIDTH ON ALL OTHER INTERIOR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
 - TEMPORARY INLET FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS IN AREA PRIOR TO EARTH DISRUPTION.
 - EXISTING UTILITIES AS SHOWN INDICATE THE APPROXIMATE LOCATION OF FACILITIES ONLY AND NO GUARANTEE IS GIVEN TO THE COMPLETENESS OR ACCURACY THEREOF. NO EXCAVATION MAY BE MADE WITHIN 5 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT "TENNESSEE ONE CALL" AT 1-800-351-1111 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
 - ALL RADI ARE 3' UNLESS DIMENSIONED.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND ANY UNDERGROUND ELECTRIC LINES DO NOT CONFLICT WITH SEWAGE LINES OR STORM SEWERS. INSTALL ALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
 - BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
 - CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
 - THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED SERVICES. THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THESE UNDERGROUND CABLES AND/OR LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.
 - THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
 - THE CONTRACTOR SHALL REPAIR ANY CONTRACTOR CAUSED DAMAGE, ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COORDINATE ALL CONSTRUCTION TO MAINTAIN REQUIRED SERVICES TO THE EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(IES).

- PAVING NOTES:**
- PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO CITY OF COLUMBIA STANDARDS. REFERENCE DETAIL PROVIDED.
 - ALL CURVE RADII = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
 - SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
 - YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYL ENAMEL SAFETY YELLOW B55Y300. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
 - 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT.
 - ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

- STORMWATER NOTES:**
- ROOF DRAINAGE TO SHEET FLOW ACROSS PAVEMENT AT THE REAR OF THE BUILDING, INTO THE PROPOSED DRAINAGE SYSTEM.
 - SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.I.R.M. F.E.M.A. COMMUNITY PANEL # 47119C0280E, DATED APRIL 16, 2007.

- WATERMAIN NOTES:**
- REFER TO COLUMBIA POWER & WATER SYSTEM DESIGN PLANS FOR WATER DESIGN AND SERVICE LOCATIONS.
 - ALL PROPOSED WATER MAINS AND SERVICES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS OF COLUMBIA POWER & WATER SERVICE.
 - SERVICES, INCLUDING LONG TAPS AND SHORT TAPS, ARE TO BE INSTALLED TO THE PROPERTY LINE. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN THE WATER SERVICE LINES AND OTHER UTILITIES WHERE FEASIBLE.

- SANITARY SEWER LEAD NOTES:**
- MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES.
 - ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LEADS SHALL BE IN STRICT COMPLIANCE WITH CURRENT CITY OF COLUMBIA WWTP STANDARDS.
 - SEWER SERVICE LEADS ARE TO BE EXTENDED TO A POINT 5-FT. OUTSIDE THE BUILDING WHERE THE PLUMBING CONTRACTOR WILL COMPLETE THE CONNECTION TO THE BUILDING PLUMBING SYSTEM.
 - ALL SANITARY SEWER LEADS WITHIN A 1:1 INFLUENCE OF EXISTING, PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE PROPOSED WORK HAS BEEN COMPLETED IN COMPLIANCE WITH THE CITY OF COLUMBIA WWTP REGULATIONS.

- ELECTRICAL CONDUIT NOTES:**
- ALL BUILDERS, CONTRACTORS, AND ELECTRICIANS MUST MEET WITH CITY OF COLUMBIA POWER & WATER SERVICE BEFORE CONSTRUCTION.
 - ALL ELECTRICAL CONNECTIONS AND FACILITIES TO CONFORM TO CURRENT COLUMBIA POWER & WATER SERVICE STANDARDS.
 - ALL ELECTRICAL CONNECTIONS TO BE EXTENDED FROM WITHIN THE EXISTING BUILDING TO ADDITIONS. NO SITE CONSTRUCTION OF ELECTRICAL SERVICES IS PROPOSED.

GEOTECHNICAL NOTE:
CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT MAY IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
WES
ENGINEERS & SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:
A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0280E DATED APRIL 16, 2007.



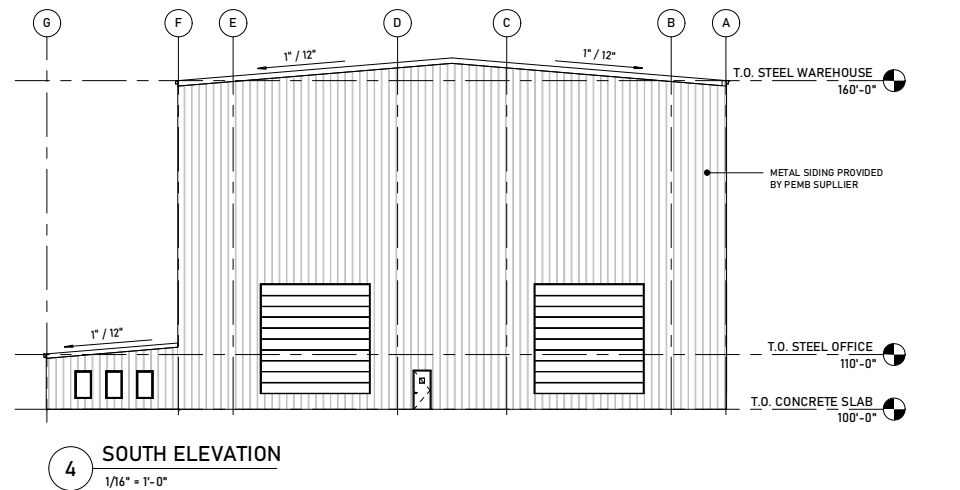
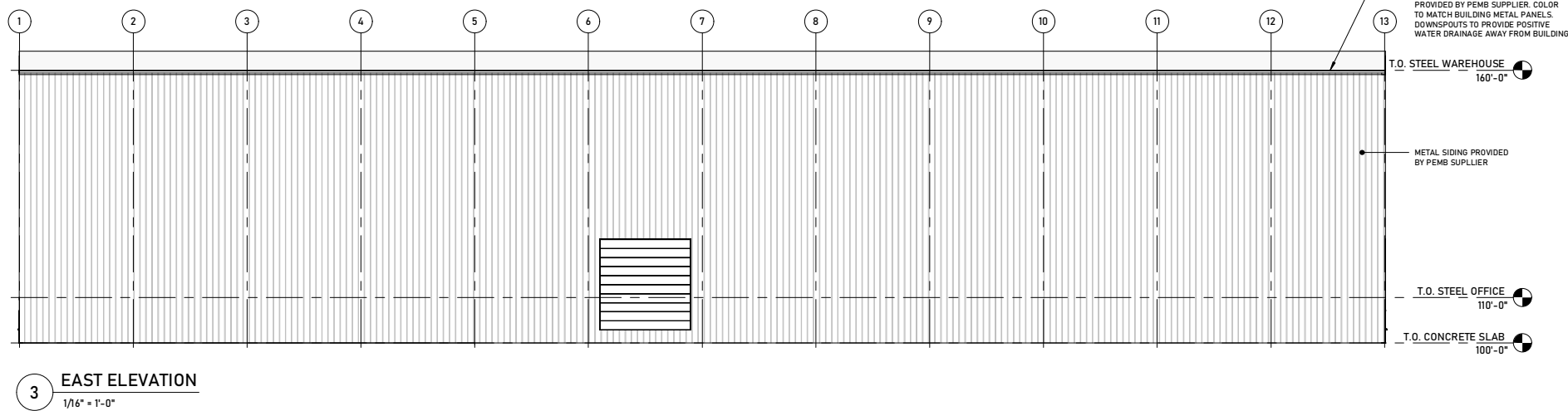
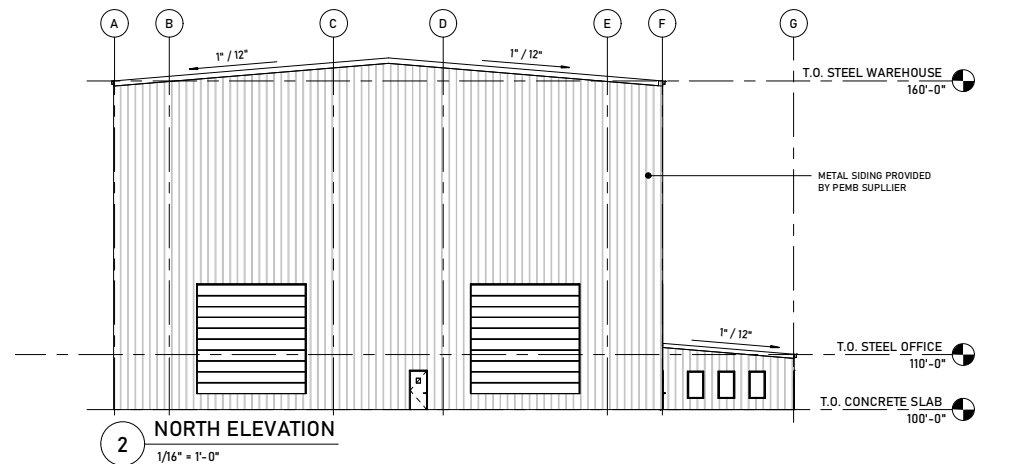
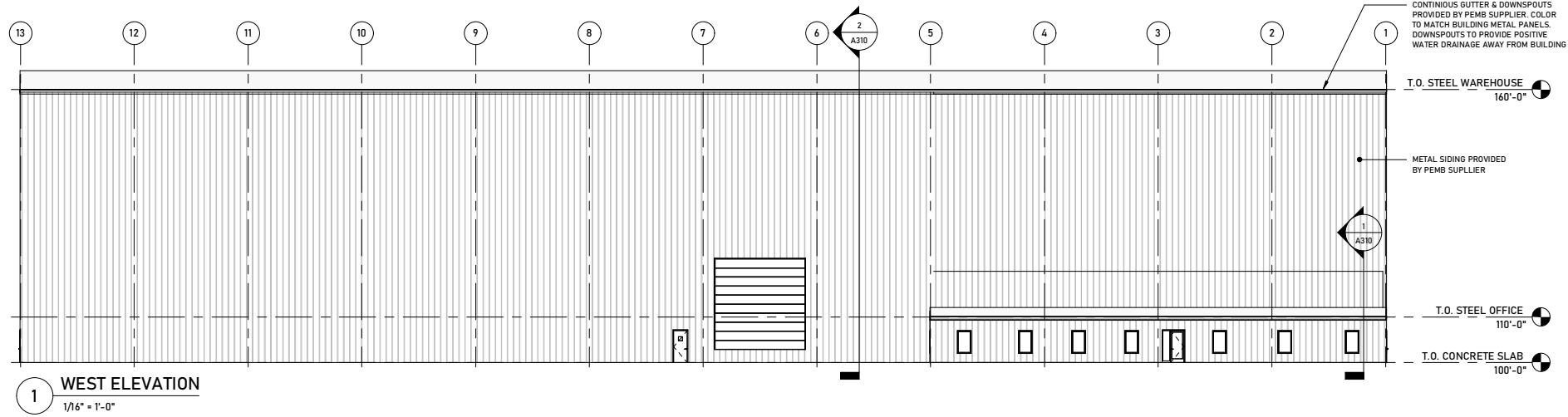
WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

COLUMBIA MACHINE WORKS
1940 OAKLAND PARKWAY
COLUMBIA, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: RP	Checked: GV	Approved: GV	Date: JUNE 30, 2022
Scale: 1"=50'	Vertical: 1"=50'	Horizontal: 1"=50'	

Job no. 21576

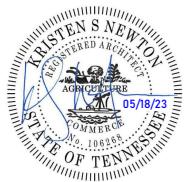
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CONSULTANTS:

PROJECT TITLE:
**COLUMBIA MACHINE
WORKS**

1940 DAKLAND PARKWAY
COLUMBIA, TN 38401



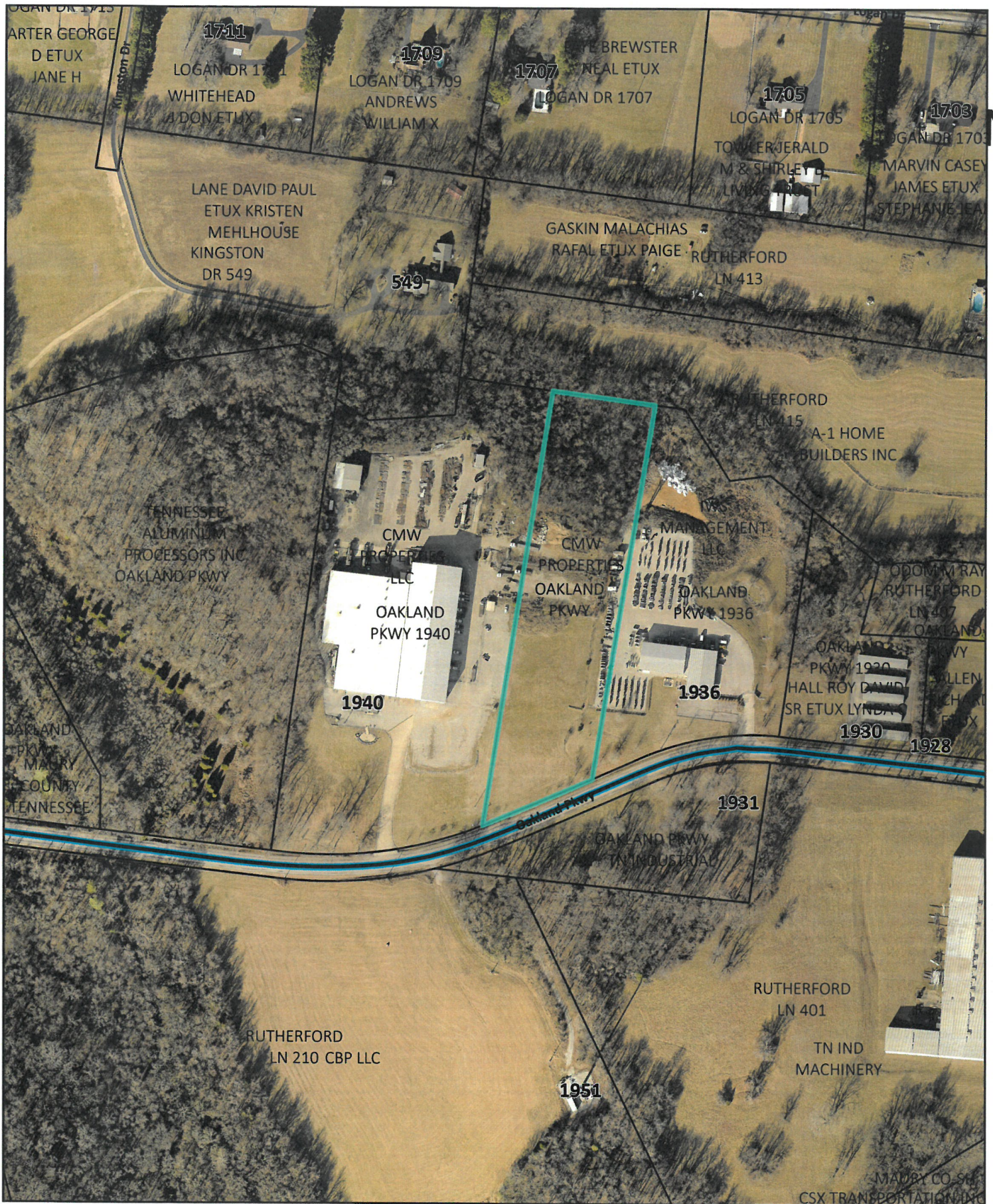
REVISIONS:		
NO.	DATE	DESCRIPTION

THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING, INC. ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A/E IS PROHIBITED.

SHEET TITLE:
**OVERALL
EXTERIOR
ELEVATIONS**

PERMIT SET
DATE: 05/18/2023
DRAWN BY: Author
PROJECT NO: 2317

SHEET NO:



Case #24-0480
Oakland Parkway adjacent 1940

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov Page 87 of 113

BOARD OF ZONING APPEALS APPLICATION COLUMBIA, TENNESSEE					
LOT ADDRESS: <u>1940 Oakland Pkwy.</u>					
ZONING: <u>SD-L1</u>			LOT ACREAGE: <u>± 3.27</u>		
LAND USE: <u>Industrial</u>			BUILDING SQUARE FOOTAGE: <u>32,500</u>		
ESTABLISHED/EXISTING SETBACKS (DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES): FRONT: <u>20</u> ft. SIDE: <u>20</u> ft. REAR: <u>10</u> ft.					
OTHER INFORMATION:					

VARIANCE PERMIT REQUEST

EXCEPTIONAL HARDSHIP VARIANCE REQUEST		
1. If requesting a Setback Variance, indicate below which yard the setback variance is located within and provide an exact measure of the distance of the new setback in feet. 2. If requesting a Variance of any other provision of the <i>Zoning Ordinance</i>, provide a detailed explanation below in "Other Variance Request." Please note that the Zoning Ordinance does not allow variances from certain standards listed at § 8.5.16.D.3.		
SETBACK VARIANCE <i>Check applicable yard</i>	☐ FRONT YARD ☐ SIDE YARD ☐ REAR YARD	REQUESTED SETBACK (ft):
OTHER VARIANCE REQUEST	ZONING ORDINANCE SECTION: <u>4.3.1-J, District Standards - SD-L1</u>	
	REASON FOR REQUEST: <u>Height of operational equipment</u>	

APPLICANT

NAME <u>Billy Lovell</u>	PHONE <u>931-446-4411</u>
ADDRESS <u>P.O. Box 1193</u> <u>Columbia, TN 38402</u>	EMAIL <u>bl1945@hotmail.com</u>

PROPERTY OWNER

NAME	JOHN K. LANGSDON III	PHONE	951-388-6202
ADDRESS	1940 OAKLAND PKWY	EMAIL	JAKE@COLUMBIAMACHINERWORKS.COM

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Bobby Louell
APPLICANT NAME

Bobby Louell
APPLICANT SIGNATURE

10/29/24
DATE

JOHN K. LANGSDON III
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

10/30/24
DATE

REQUIREMENTS FOR A VARIANCE
Section 8.5.16.L of the City of Columbia Zoning Ordinance

The Board of Zoning Appeals shall not grant a variance unless it makes a finding, based on the evidence presented, that all of the following seven criteria are sufficiency and fully satisfied.

*The BZA cannot, by law, consider financial or personal matters
in the justification of any of the seven criteria.*

Please demonstrate how your request satisfied each of the following:

(You may use this sheet or attach separate pages)

1. That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulation contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

COLUMBIA MACHINE WORKS NEEDS A 60'
TALL SHOP SO WE CAN HANDLE LARGER
PROJECTS THAN WE CAN CURRENTLY HANDLE.
WE NEED THIS 'HEADROOM' TO ACCOMMODATE
THE CRANES GOING INTO THIS BUILDING.
THIS IS THE MOST CRITICAL ELEMENT OF
THIS NEW FACILITY.

2. That the variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.

CORRECT

3. That the variance will not authorize activities in a zone district other than those permitted by this ordinance.

CORRECT

4. That financial returns alone shall not be considered as a basis for granting a variance.

CORRECT

5. That the granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the general provisions of this Zoning Ordinance.

CORRECT

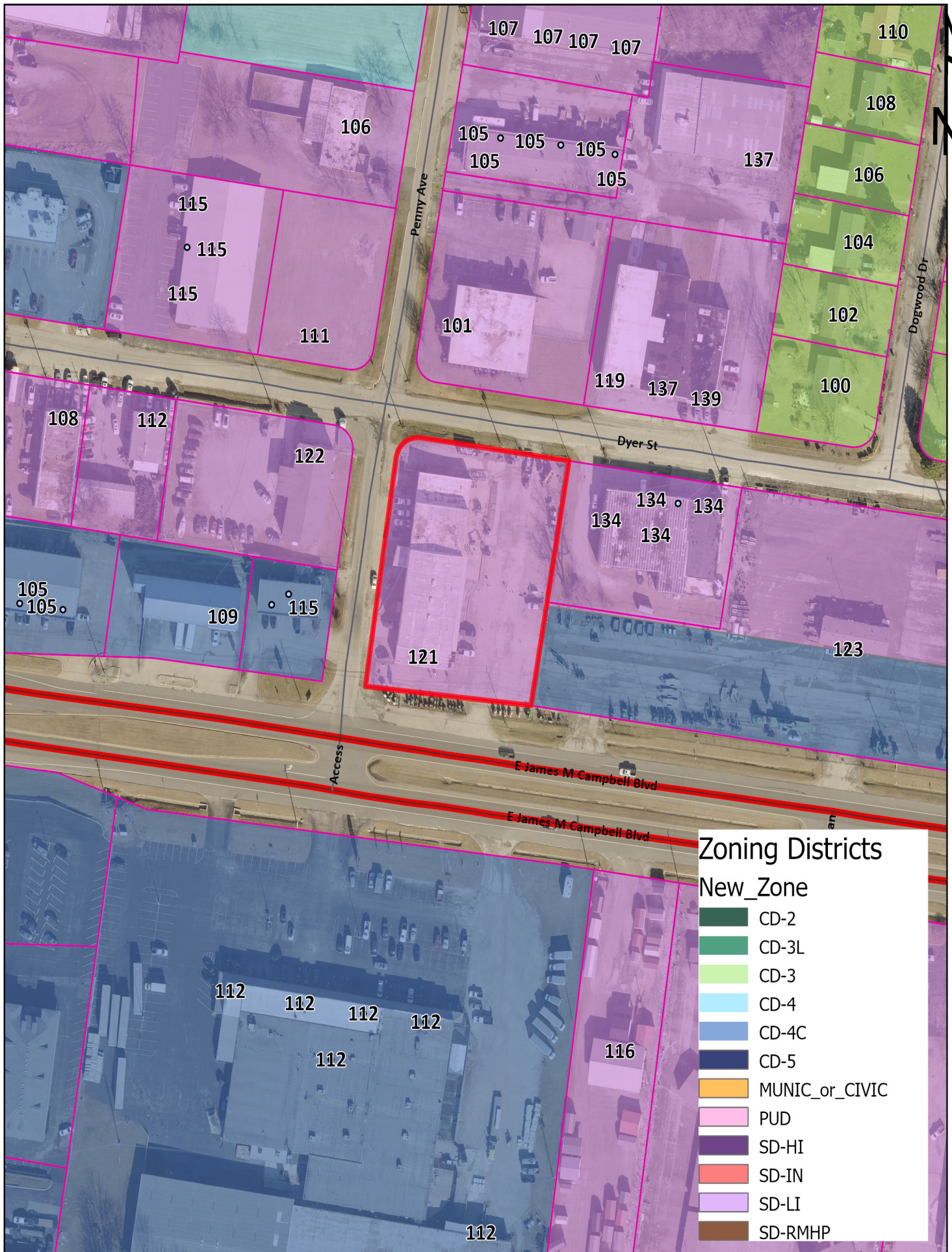
6. That the purposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.

CORRECT

7. That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.

CORRECT





Case #24-0499
 121 East James M. Campbell Blvd.
 Tax Map 114A Group A Parcels 1.00

City of Columbia
 Development Services
 700 N. Garden Street
 Columbia, TN 38401
www.columbiatn.gov



TruSteel BUILDINGS

Tru Steel Buildings

395 Jerry Smith Drive Suite A
WATKINSVILLE, GA 30677

PHONE:
(706) 310-4081

EMAIL:
Dustin@TruSteelBuildings.com

DRAWING INDEX		
ISSUE	PAGE	DESCRIPTION
0	C1 OF 2	COVER PAGE
0	C2 OF 2	NOTES PAGE
0	F1 OF 2	ANCHOR ROD PLAN
0	F2 OF 2	REACTIONS
0	E1 OF 8	ROOF FRAMING
0	E2 OF 8	ROOF SHEETING
0	E3 OF 8	CROSS SECTION
0	E4 OF 8	CROSS SECTION
0	E5 OF 8	SE sidewall ELEVATION
0	E6 OF 8	SE sidewall ELEVATION
0	E7 OF 8	ENDWALL ELEVATION
0	E8 OF 8	ENDWALL ELEVATION
0	D1 OF 2	DETAIL DRAWINGS
0	D2 OF 2	DETAIL DRAWINGS

BUILDING DESCRIPTION

BUILDING SIZE: 25.00' x 30.00' x 16.00' SLOPE: 1.0:12
BUILDING SIZE: SLOPE:
BUILDING SIZE: SLOPE:
BUILDING SIZE: SLOPE:
(BUILDING DIMENSIONS ARE NOMINAL, REFER TO PLANS)

PANEL, TRIM AND FRAMING INFORMATION

ROOF PANELS

TYPE: PBR GAUGE: 26 COLOR: Galvalume
UL90 CERTIFICATION: No
INSULATION: None
MASTIC: Wide

WALL PANELS

TYPE: GAUGE: COLOR:
INSULATION:

LINER PANELS

TYPE: GAUGE: COLOR:
HEIGHT:

FASCIA PANELS

TYPE: GAUGE: COLOR:

SOFFIT PANELS

TYPE: GAUGE: COLOR:

PARTITION PANELS

TYPE: COLOR:

TRIM

RAKE: COLOR: Charcoal Gray
EAVE: COLOR: Charcoal Gray
GUTTER: COLOR: Charcoal Gray
DOWNSPOUT: COLOR: Charcoal Gray
VALLEY GUTTER: COLOR:
HEADER: COLOR:
SILL: COLOR:
JAMB: COLOR:
BASE TRIM: COLOR:
CORNER: COLOR:
LINER: COLOR:
SOFFIT: COLOR:
FASCIA SILL: COLOR:
CAP TRIM: COLOR:

PRIMARY FRAMING

(MAIN FRAMES & ENDWALL FRAMES) Red-Oxide
(WIND COLUMNS & BENTS)

SECONDARY FRAMING

(GIRTS, EAVE STRUTS, PURLINS Red-Oxide
DOOR/FRAMED OPNG. & CLIPS ETC.)

This is to certify that this structure is designed utilizing the loads indicated and applied as required by the building code shown below. The certification is limited to the structural design of the framing and covering parts manufactured by the building manufacturer and is specified in the contract. Accessory items such as doors, window, louvers, translucent panels, and ventilators are not included. Also excluded are other parts of the project not provided by the building manufacturer such as foundations, masonry walls, mechanical equipment and erection of the building. The building should be erected on a properly designed foundation in accordance with the building manufacturer's design manual, the attached drawings and good erection practices.

Design Code IBC 18

General Loads

Roof Dead Load (D) 3.000 psf
Roof Collateral Load (C) 1 psf
Roof Live Load (Lr) 20.00 psf
Tributary Live Load Reduction Yes

Snow Load

Flat-Roof Snow Load (Pf) 8.4000 psf
Ground Snow Load (Pg) 10.0000 psf
Snow Exposure Factor (Ce) 1.0000
Snow Load Importance Factor (Is) 1.0000
Thermal Factor (Ct) 1.20
Minimum Roof Snow Load (Pmin) 10.0000 psf

Wind Load

Wind Speed (V 3S) N/A
Wind Speed (Vult & Vasd) 110.0000 mph 85.20556 mph
Occupancy / Risk Category II - Normal
Wind Exposure Category B
Internal Pressure Coefficient (GCpi) +/- 0.00
Wind Enclosure Open
Wind Importance Factor N/A

Seismic Load

Seismic Importance Factor (Ie) 1.00
Spectral Response Accelerations (Ss and S1) 0.2983 0.1442
Site Class D
Spectral Response Coefficients (Sds and Sd1) 0.3102 0.2220
Seismic Design Category D
Basic Seismic-Force-Resisting System(s) *

Longitudinal Lateral
Total Design Base Shear (V) 1.56 Kips 0.58 Kips
Seismic Response Coefficient(s) (Cs) 0.0955 0.0887
Response Modification Factor(s) (R) 3.2500 3.5000
Analysis Procedure: Equivalent Lateral Force

* Ordinary Steel Concentrically Braced Frame(s) and/or Ordinary Steel Moment Frame(s)

DN 9

Loads, as noted, are as given within order documents and are applied in general accordance with the applicable provisions of the model code and/or specification indicated. Neither the manufacturer nor the certifying engineer declares or attests that the loads as designated are proper for local provisions that may apply or for site specific parameters. The manufacturer's engineer's certification is limited to designs supplied by and/or engineer of record for the overall construction project.

DN 17

This project is designed using manufacturer's standard serviceability standards. Generally this means that all stresses and deflections are within typical performance limits for normal occupancy and standard metal building products. If special requirements for deflections and vibrations must be adhered to, then they must be clearly stated in the contract documents.

DN 18

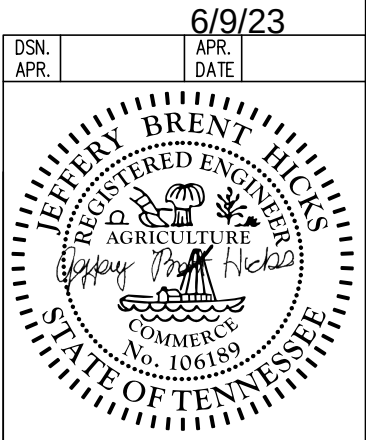
X-Bracing is to be installed to a taut condition with all slack removed. Do not tighten beyond this state.

DN 19

The framing as shown at frame lines 1 and 2 are not designed for future expansion. Corresponding frame reactions are calculated based upon actual tributary area.

IAS Certification Accredited
Certification # MB-205

Jeffery B Hicks
2023.06.09 16:
B Hicks17:42-05'00'



DRAWING STATUS		REVISIONS				TruSteel BUILDINGS		Tru Steel Buildings 395 Jerry Smith Drive Suite A WATKINSVILLE, GA 30677 PHONE: (706) 310-4081 EMAIL: Dustin@TruSteelBuildings.com								
☐	FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.	NO.	DATE	DESCRIPTION	BY							CK'D				
☐ <td>FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.</td> <td>0</td> <td>6 / 9 / 23</td> <td>PERMIT FOR CONSTRUCTION</td> <td>KJ</td> <td>KJ</td> <td colspan="2" rowspan="2">DESCRIPTION COVER PAGE OWNER OR PROJECT: Andy May Construction Co JOB SITE LOCATION: 121 EAST JAMES CAMPBELL BLVD COLUMBIA, TN 38401</td> <td colspan="2" rowspan="2">PH</td> <td colspan="2" rowspan="2">BLDG. DESC. (Rm)</td> <td colspan="2" rowspan="2">SHEET NO. C1 of 2</td> <td colspan="2" rowspan="2">ISSUE 0</td>	FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.	0	6 / 9 / 23	PERMIT FOR CONSTRUCTION	KJ	KJ	DESCRIPTION COVER PAGE OWNER OR PROJECT: Andy May Construction Co JOB SITE LOCATION: 121 EAST JAMES CAMPBELL BLVD COLUMBIA, TN 38401		PH		BLDG. DESC. (Rm)		SHEET NO. C1 of 2		ISSUE 0	
☒	FOR CONSTRUCTION: FINAL DRAWINGS.															

GENERAL NOTES

1. The seal that appears on these drawings is the seal of the engineer for this building manufacturer who is NOT the engineer of record.
2. This building manufacturer is not responsible for errors, omissions or damages incurred in the erection of building components, nor for the inspection of erected components to ascertain same.
3. Temporary bracing must be installed by erector to provide adequate stability during erection. Bracing indicated on the erection drawings is critical to the stability of the completed structure and shall not be removed.
4. Wall and liner panels are an integral part of the structural system. Unauthorized removal of panels is prohibited.
5. "Oil-canning", a perceived waviness inherent to light gauge metal, may exist. This condition does not affect the finish or structural integrity of the panel, and is therefore not a cause for rejection.
6. Trim part marks are as shown: ex. FL-32-20'-2"
- └──┐

trim length in feet and inches.

└──┐

trim identification number

APPROVAL NOTES

The following conditions apply in the event that these drawings are used as approval drawings:

A) It is imperative that any changes to these drawings:

1) Be made in contrasting ink.

2) Have all instances of change clearly indicated.

3) Be legible and unambiguous.

B) Dated signature is required on all pages.

C) Manufacturer reserves the right to re-submit drawings with extensive or complex changes required to avoid misfabrications. This may impact the delivery schedule.

D) Approval of these drawings indicates conclusively that the manufacturer has correctly interpreted the contract requirements, and further constitutes agreement that the building as drawn, or as drawn with indicated changes represents the total of the materials to be supplied by manufacturer.

E) Any changes noted on the drawings not in conformance with the terms and requirements of the contract between manufacturer and its customer are not binding on manufacturer unless subsequently specifically acknowledged and agreed to in writing by change order or separate documentation. Manufacturer recognizes that rubber stamps are routinely used in indicating approval, disapproval, rejection, or mere review of the drawings submitted. However, manufacturer does not accept changes or additions to contractual terms and conditions that may appear with the use of a stamp or similar indication of approval, disapproval, etc. Such language applied to the manufacturer's drawings by the customer, architect, engineer, or any other party will be considered as unacceptable alterations to these drawing notes, and will not alter the contractual rights and obligations existing between manufacturer and its customer.

SAFETY COMMITMENT

The building manufacturer has a commitment to manufacture quality building components that can be safely erected, however, the safety commitment and job site practices of the erector are beyond the control of the building manufacturer. It is strongly recommended that safe working conditions and accident prevention practices be the top priority of any job site. Local, state and federal safety and health standards, whether standard statutory or customary, should always be followed to help insure worker safety. Make certain all employees know the safest and most productive way of erecting a building. Emergency procedures should be known to all employees. Daily meetings highlighting safetyprocedures are also recommended. The use of hard hats, rubber sole shoes for roof work, proper equipment for handling material, and safety nets where applicable, are recommended.

BOLT TIGHTENING

The proper tightening and inspection of all fasteners is the responsibility of the erector. All high strength (A325, A490) bolts and nuts must be tightened by the "turn-of the nut" method unless otherwise specified by the end customer in the contract documents. Inspection of high strength bolt and nut installation by other than the erector must also be specified in the contract documents and the erector is responsible for ensuring that the installation and inspection procedures are compatible prior to the start of erection. (MBMA 2006 iv 6.9)

BUILDER/CONTRACTOR RESPONSIBILITIES

It is the responsibility of the builder/contractor to insure that all project plans and specifications comply with the applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that the building manufacturer or its design engineer is acting as the engineer of record or design professional for a construction project. The contractor must secure all required approval and permits from the appropriate agency as required. Approval of the manufacturer's drawings and calculations indicate that the building manufacturer correctly interpreted and applied the requirements of the contract drawings and specifications. (sect. 4.4.1 AISC code of standard practices, 13th ed.) Where discrepancies exist between the manufacturer's structural steel plans and the plans for other trades, the structural steel plans shall govern. (sect. 3.3 AISC code of standard practice 13th ed.) Design considerations of any material in the structure which are not furnished by the building manufacturer are the responsibility of the contractors and engineers other than the building manufacturer's engineer unless specifically indicated. The contractor is responsible for all erection of steel and associated work in compliance with the building manufacturer's "for erection installation" drawings. Products shipped to builder or his customer shall be inspected by builder immediately upon arrival. Claims for shortages or defective material, if not packaged, must be made to the manufacturer in writing within five (5) days after receipt of the shipment. However, if a defect is of such nature that reasonable visual inspection would fail to disclose it, then the claim must be made within five (5) days after the builder learns of the defect. The manufacturer will not be liable for any defect unless claim is made one (1) year after date of the original shipment by the manufacturer to builder or his customer. The manufacturer will be given a reasonable opportunity to inspect defective materials upon receipt of claim by builder. If a defect is of such nature that it can be remedied by a field operation at the job site without the necessity of returning the material to the manufacturer, then upon written authorization of the manufacturer, the builder may repair or cause the material to be repaired and the manufacturer will reimburse the builder for the cost of the repair in accordance with the written authorization. Unless noted otherwise, all bracing as shown and provided by the manufacturer for this building is required and shall be installed by the erector as a permanent part of the structure. Temporary supports, such as temporary guys, braces, false work, cribbing or other elements required for the erection operation will be determined and furnished and installed by the erector. These temporary supports will secure the steel framing, or any partly assembled steel framing, against loads comparable in intensity to those for which the structure was designed, resulting from wind, seismic forces and erection operations, but not the loads resulting from the performance of work by or the acts of others, nor such unpredictable loads as those due to tornado, explosion or collision. (sect. 7.10.3 AISC code of standard practice, 13th ed.) Design of gutter and downspout is a function of the rainfall intensity and area to be drained. Design parameters utilized are in accordance with the 2006 low rise building systems manual and/or the 12th edition of the architectural graphic standards, as applicable. Proper owner maintenance dictates that the drainage system be kept free of debris and/or ice at all times to ensure proper function of the gutter and downspout. In those cases where the owner/tenant of a property is unwilling or unable to provide proper maintenance, elimination of gutter should be considered as an alternative.

PRODUCT CERTIFICATION

The building manufacturer is member of the Metal Building Manufacturers Associations. The building manufacturer's fabrication and products are covered by one or more of the following certification:

1. Approved fabricator of prefabricated buildings and components. Reference IAS(MB-205)

2. City of Houston approved fabricator (registration no. 964)

International Building Code (IBC)

Material properties of steel plate used in the fabrication of primary rigid frames, and primary structural exclusive of cold-formed sections, conform to ASTM-A529 or A-572. Flanges with thickness of 1" or less and width of 12" or less conformed to A-529 with minimum yield point of 55,000 PSI. Flanges greater than ¾" in thickness and 12" in width conformed to A-572 with min. yield point of 50,000 PSI. Flanges with a thickness greater than 1" thick and a width less than 12" conform to A-572 with min. yield point of 50,000 PSI. Material properties of pipe sections conform to ASTM-A53 type E, Grade B with a min. yield point 35,000. Material properties of hot rolled steel members conform to the requirements of ASTM-A992 or A-572 with a min. yield point of 50,000 PSI. Material properties of cold formed light gauge steel members conform to ASTM-A1011 Grade 55 with a min. yield point of 55,000 PSI. Materials properties of roof/wall sheeting, base material conform to ASTM-A792 Grades 50 or 80 with min. yield point of 50,000 PSI an 80,000 PSI respectively, as required by design Coating & base material is 55% aluminum-zinc alloy in accordance with AZ55 for unpainted or AZ50 for painted specification.Cable utilized for bracing conforms to ASTM A475.Cable bracing is to be installed to a tout condition with all slack removed. Rod & angle utilized for bracing members conform to ASTM A36. Structural joints with ASTM A-325 high strength bolts, where indicated on the drawings, shall be assembled and the fasteners tightened in accordance with the bolt tightening procedure per MBMA '96 IV 6.9. All joints will be assembled without washers unless otherwise noted. All steel members except bolts, fasteners & cable shall receive one shop coat of iron oxide corrosion inhibitive primer, meeting the performance requirements pf SSPC paint Specification #15. Shop & field inspections and associated fees are the responsibility of the contractor, unless stipulated otherwise in the contract.

Packing List: 12345

Ship To: LUIS MARTINEZ
5487 FM 744
PAWNDE, TX, 71576

Truck ID: EXPRESS

Carton ID	Piece Mark	Description	DimsQty	Length	Unit Weight	Gross Weight	Order#	Line#	CustPO#
BUILDING SERVICE									
C128980			0x0x0			661			
RF1-1	RF1-1	BUILT UP SECTION	2	8' 3-7/16"	124.0	248	12345	1	896790
	RF1-2	BUILT UP SECTION	2	10' 7-6/8"	154.0	308	12345	2	896790
	RF2-1	BUILT UP SECTION	1	8' 3-7/16"	125.0	125	12345	3	896790
C128945									
BUILDING SERVICE			0x0x0			190			
EC-1	EC-1	ENDWALL COLUMN 8X35C16	2	9' 10-15/16"	27.5	55	12345	8	896790
	EC-2	ENDWALL COLUMN 8X35C16	2	11' 8-7/16"	33.3	67	12345	9	896790
	ER-1	ENDWALL RAFTER 8X35C14	2	8' 9-5/8"	25.1	50	12345	10	896790
	ER-2	ENDWALL RAFTER 8X35C14	2	8' 9-5/8"	25.1	50	12345	11	896790
PA12E9697B4-									
26ga PBR DESERT SAND PANEL SMP			178x0x0			222			
LEFT ENDWALL	28GA PBR ENDWALL PANEL		2	14' 9-1/2"	39.5	79	12345	35	896790
	28GA PBR ENDWALL PANEL		2	13' 9-1/2"	37.0	74	12345	39	896790
	28GA PBR ENDWALL PANEL		2	12' 9-1/2"	34.5	69	12345	41	896790
C127443-BUNDLE ZEE									
BUNDLE ZEE			0x0x0			190			
G-1	ZEE 8 X 2-3/8 X 2-1/8 16GA RED OXIDE		4	4' 7-1/2"	12.7	51	12345	17	896790
	ZEE 8 X 2-3/8 X 2-1/8 16GA RED OXIDE		2	12' 7-1/2"	35.0	70	12345	18	896790
	ZEE 8 X 2-3/8 X 2-1/8 16GA RED OXIDE		4	4' 3-1/2"	11.7	47	12345	19	896790
	ZEE 8 X 2-3/8 X 2-1/8 16GA RED OXIDE		1	8' 1-1/2"	22.0	22	12345	20	896790
C127066-WAREHOUSE									
WAREHOUSE BOX 1			0x0x0			222			
R PANEL OUTSIDE CLOSURE STRIP 36"					0.0	1	12345	81	896790
	TUBE CAULKING SILICONE CLEAR 10.3 OZ TUBE		14		1.1	16	12345	83	896790
	12 X 1-1/4 SELF DRILLING CARBON SCREW LIGHT STONE		750		0.0	15	12345	91	896790
C126431-Trim box 1									
Trim box 1			21x0x0			149			
FL-S1 26GA EAVE TRIM - (ALL PANELS) - LIGHT STONE SMP			2	20' 2"	13.5	27	12345	59	896790
	FL-21 26GA SCULPTURE RAKE END - (*R PANEL) LIGHT STONE SMP		4	15' 3"	22.2	89	12345	60	896790
	FL-10 26GA CORNER TRIM - OUTSIDE (*R" AND *A" PANEL) DESERT SAND SMP		4	10' 0"	8.2	33	12345	63	896790

Page 1

PACKING LIST EXAMPLE

Customer

Customer PO Number

Carton ID

Job Number

12345

ABC CONSTRUCTION

07522

PA12E9697B4

Part Name

Description

Length

Qty

LEFT ENDWALL

26 GA. PBR SIDEWALL PANEL

14'

9-1/2"

2

LEFT ENDWALL

26 GA. PBR SIDEWALL PANEL

13'

9-1/2"

2

LEFT ENDWALL

26 GA. PBR SIDEWALL PANEL

12'

9-1/2"

2

TRIM BUNDLE AND WAREHOUSE LABEL

Carton ID

C126431

Customer

ABC CONSTRUCTION

Job Number

12345



BUNDLE LABEL EXAMPLES

DRAWING STATUS

- ☐ FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
- ☐ FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
- ☒ FOR CONSTRUCTION: FINAL DRAWINGS.

REVISIONS					
NO.	DATE	DESCRIPTION	BY	CK'D	
0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ	

STRAIGHT BILL OF LADING - SHORT FORM - ORIGINAL - NOT NEGOTIABLE

DATE 10/07/11		CARRIER JOE TRUCKING	BILL OF LADING # 84321	
SHIPPER AND ORIGIN ABC BUILDINGS 17812 BROWN RD HOUSTON, TX			CONSIGNEE AND DESTINATION BOB'S BUILDING c/o LARRY UNDERWOOD 3387 DELTA RD HUEYTOWN, AL 36023 County of:	
Route: Phase: Trailer # 50582 Tracking # Freight PO# 41433			Order # 12345 Order Type: ABC Building Addl Order #s	Ship Status:
COD AMOUNT: \$0.00				
FOR FREIGHT COLLECT SHIPMENTS: Subject to section 7 of conditions of applicable Bill of Lading, if this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement: The carrier shall not make delivery of this shipment without payment of freight and other lawful charges.				
# PACKAGES	KIND OF PACKAGES, DESCRIPTION OF ARTICLES, SPECIAL MARKS, AND EXCEPTIONS			WEIGHT
1	LOT MISC. BUILT UP / STRUCTURAL / COLD FORM / PANEL / TRIM / CANOPY / 2 BUNDLES OF RED & GALV ANGLE			35280
Carrier: Print Name: _____ Tractor #: _____			TOTAL WEIGHT (LBS)	35,280

RECEIVED, subject to the classifications and the tariffs in effect on the date of issue of the Bill of Lading, the property described above is in apparent good order, carrier, except as noted (contents and condition of contents in packages unknown), marked, consigned and delivered as indicated above, which said carrier (the word carrier being understood throughout this contract as meaning any person or corporation in possession of the property under the contract) agrees to carry to its usual place of delivery as said destination, if on its route, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed as to each carrier of all or any part of said property over all of any portion of said route to destination and as to each party at any time interested in all or any said property that every service to be performed hereunder shall be subject to all the terms and conditions of the Uniform Straight Bill of Lading set forth: (1) in the National Motor Freight Classification in effect on the date hereof, if this is a rail or a rail-water shipment or (2) in the applicable motor carrier classification or tariff if this is a motor carrier shipment.

Any alteration, addition, or erasure in the bill of lading shall be made with the special notation hereon of the party issuing this Bill of Lading, shall be without effect in the absence of such notation, and this Bill of Lading shall be enforceable according to its original tenor.

THIS MATERIAL MUST BE DELIVERED BY: _____

Receiver Signature: _____ Date Picked Up: _____ Time: _____

The property described above is in apparent good order, except as noted (contents and condition in packages unknown), marked, labeled, and is in proper condition for transportation according to the applicable regulations of the Department of Transportation.
Consignee's Signature: _____ Date: _____

BILL OF LADING EXAMPLE

TRIM PIECE LABEL

Piece Mark

FL-31

12345

Job Number

Length

20' 2"

L-59

Line Number

BUILT UP, STRUCTURAL AND FAB. COLD FORM LABEL

Job Number

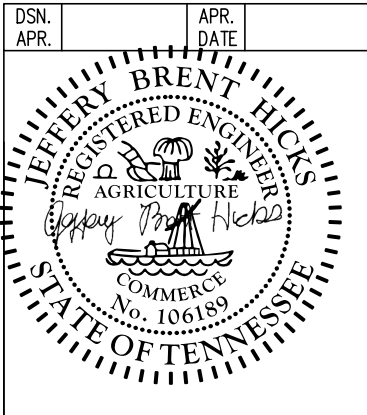
12345
RF1-1

Piece Mark



PL1060143

6/9/23

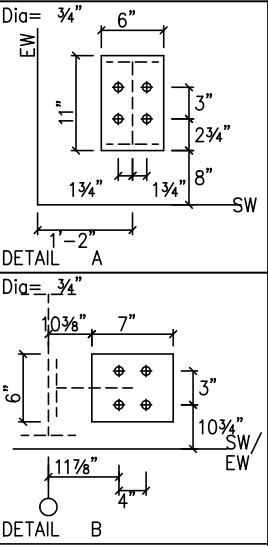
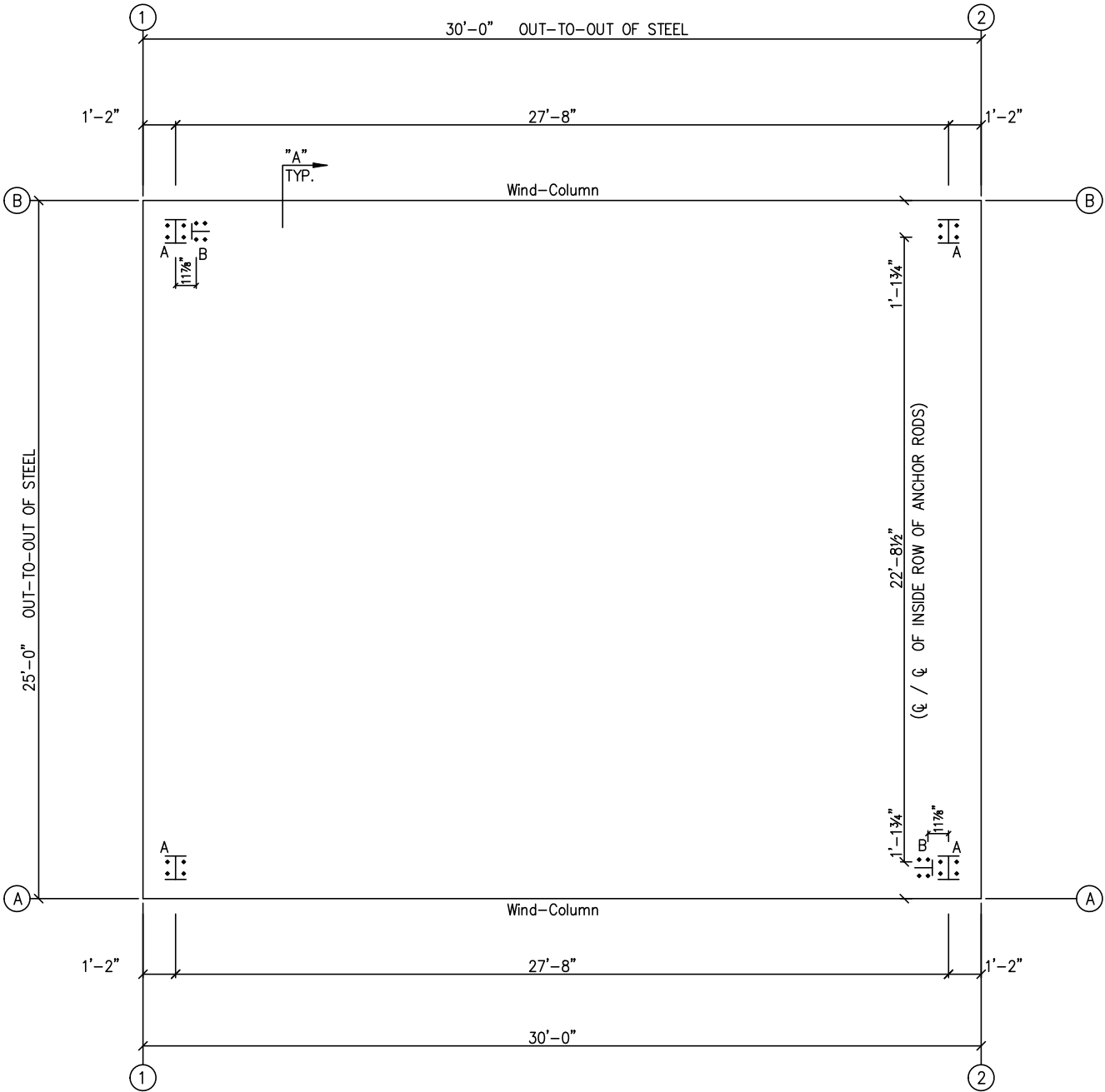
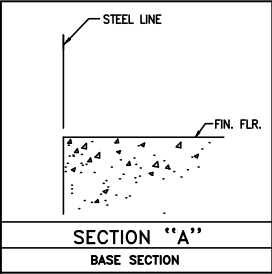


Tru Steel Buildings
395 Jerry Smith Drive Suite A
WATKINSVILLE, GA 30677
PHONE:
(706) 310-4081
EMAIL:
Dustin@TruSteelBuildings.com

TruSteel
BUILDINGS

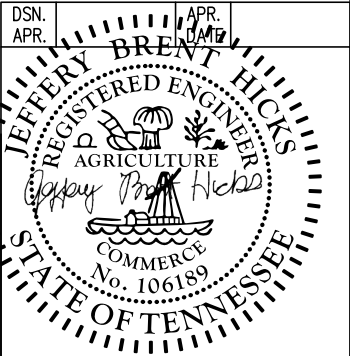
DESCRIPTION NOTES PAGE

OWNER OR PROJECT	Andy May Construction Co				
JOB SITE LOCATION	121 EAST JAMES CAMBELL BLVD COLUMBIA, TN 38401				
CAD BY	ENR BY	DATE	SCALE	JOB NO.	PH
KJ	JL	6/ 9/23	N.T.S.	190394	
		BLDG. DESC.	SHEET NO.	ISSUE	
			C2 of 2	0	



ANCHOR ROD PLAN
NOTE: All Base Plates @ 100'-0" (FINISH FLOOR)(UNLESS NOTED)

6/9/23



ANCHOR RODS HAVE BEEN DESIGNED FOR SHEAR AND TENSION LOADS ONLY, PER APPENDIX D OF ACI 318-08.

DESIGN OF SHEAR ANGLES, TENSION PLATES, HAIRPINS, AND ANY OTHER EMBEDDED MATERIAL IN THE CONCRETE SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER AND PROVIDED BY OTHERS.

ANCHOR ROD PROJECTION IS FROM BOTTOM OF BASE PLATE, UNLESS GROUT IS REQUIRED.

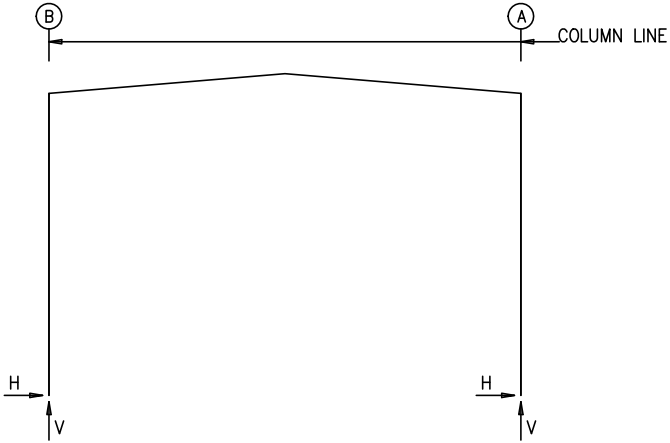
DIA.	PROJ.	
1/2"	1 1/2"	
5/8"	2"	
3/4"	2 1/2"	
7/8"	3 1/2"	
1"	3 1/2"	
1 1/4"	3 1/2"	

ANCHOR RODS (BY OTHERS)

DRAWING STATUS				REVISIONS									
☐	FOR APPROVAL:	THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.		NO.	DATE	DESCRIPTION	BY	CK'D					
☐	FOR PERMIT:	THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.		0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ					
☒	FOR CONSTRUCTION:	FINAL DRAWINGS.											

TruSteel BUILDINGS													
Tru Steel Buildings 395 Jerry Smith Drive Suite A Watkinsville, GA 30677 PHONE: (706) 310-4081 EMAIL: Justin@TruSteelBuildings.com													
DESCRIPTION ANCHOR ROD PLAN													
OWNER OR PROJECT Andy May Construction Co													
JOB SITE LOCATION 121 EAST JAMES CAMPBELL BLVD COLUMBIA, TN 38401													
CAD BY	ENGR BY	DATE	SCALE	JOB NO.	PH	BLDG. DESC.	SHEET NO.	ISSUE					
KJ	JL	6/ 9/23	N.T.S.	190394			F1 of 2	0					

FRAME LINES: 1 2



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR RODS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in) Qty Dia		Base_Plate(in) Width Length		Thick	Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin						
1	B	1	0.7	4.2	3	-0.3	-13.2	4	0.750	6.000	11.00	0.500	0.0
		2	0.3	13.4									
1	A	4	0.3	-1.5	1	-0.7	4.4	4	0.750	6.000	11.00	0.500	0.0
		1	-0.7	4.4	4	0.3	-1.5						

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR RODS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in) Qty Dia		Base_Plate(in) Width Length		Thick	Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin						
2	B	1	0.7	4.4	4	-0.3	-1.5	4	0.750	6.000	11.00	0.500	0.0
2	A	3	0.3	-13.2	1	-0.7	4.2	4	0.750	6.000	11.00	0.500	0.0
		2	-0.3	13.4	3	0.3	-13.2						

NOTES FOR REACTIONS

Building reactions are based on the following building data:

Width (ft)	=	25.0
Length (ft)	=	30.0
Eave Height (ft)	=	16.0/ 16.0
Roof Slope (rise/12)	=	1.0/ 1.0
Dead Load (psf)	=	3.0
Collateral Load (psf)	=	1.0
Roof Live Load(psf)	=	20.0
Frame Live Load(psf)	=	16.2
Snow Load (psf)	=	8.4
Wind Speed (mph)	=	110.0
Wind Code	=	IBC 18
Exposure	=	B
Closed/Open	=	0
Importance Wind	=	N/A
Importance Seismic	=	1.00
Seismic Zone	=	D
Seismic Coeff (Fa*Ss)	=	0.47

ID	Description
1	Dead+Collateral+Live
2	Dead+0.6Wind_Long2R
3	0.6Dead+0.6Wind_Long1L
4	0.6Dead+0.6Wind_Long1R

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	-----Dead-----		--Collateral--		-----Live-----		-----Snow-----		--Wind_Left1--		-Wind_Right1-	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
1	B	0.1	0.9	0.0	0.2	0.6	3.2	0.3	1.6	-0.5	-2.1	-0.4	-3.0
1	A	-0.1	1.0	0.0	0.2	-0.6	3.2	-0.3	1.6	0.4	-3.0	0.5	-2.1
Frame Line	Column Line	--Wind_Left2-		-Wind_Right2-		--Wind_Long1-		--Wind_Long2-		-Seismic_Left		Seismic_Right	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
1	B	-0.4	-2.9	-0.5	-2.2	-0.6	-22.9	0.3	-17.8	-0.2	-0.2	0.2	0.2
1	A	0.5	-2.2	0.4	-2.9	0.6	-3.6	-0.3	1.5	-0.2	0.2	0.2	-0.2
Frame Line	Column Line	-Seismic_Long		-MIN_SNOW--		F1UNB_SL_L-		F1UNB_SL_R-					
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert				
1	B	0.0	-13.4	0.3	1.9	0.3	1.8	0.3	0.9				
1	A	0.0	0.0	-0.3	2.0	-0.3	0.9	-0.3	1.8				
Frame Line	Column Line	-----Dead-----		--Collateral--		-----Live-----		-----Snow-----		--Wind_Left1--		-Wind_Right1-	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
2	B	0.1	1.0	0.0	0.2	0.6	3.2	0.3	1.6	-0.5	-2.1	-0.4	-3.0
2	A	-0.1	0.9	0.0	0.2	-0.6	3.2	-0.3	1.6	0.4	-3.0	0.5	-2.1
Frame Line	Column Line	--Wind_Left2-		-Wind_Right2-		--Wind_Long1-		--Wind_Long2-		-Seismic_Left		Seismic_Right	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
2	B	-0.4	-2.9	-0.5	-2.2	-0.6	-3.6	0.3	1.5	-0.2	-0.2	0.2	0.2
2	A	0.5	-2.2	0.4	-2.9	0.6	-22.9	-0.3	-17.8	-0.2	0.2	0.2	-0.2
Frame Line	Column Line	-Seismic_Long		-MIN_SNOW--		F2UNB_SL_L-		F2UNB_SL_R-					
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert				
2	B	0.0	0.0	0.3	2.0	0.3	1.8	0.3	0.9				
2	A	0.0	-13.4	-0.3	1.9	-0.3	0.9	-0.3	1.8				

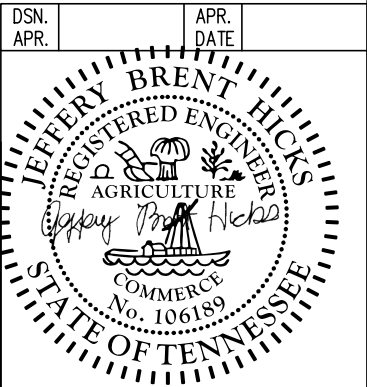
BUILDING BRACING REACTIONS

Wall Loc	Col Line	± Reactions(k)				Panel_Shear (lb/ft)		Note
		Wind	Seismic	Wind	Seismic	Wind	Seis	
L_EW	1							(h)
F_SW	A	2						(g)
R_EW	2							(h)
B_SW	B	1						(g)
(g)Wind column at column line								
(h)Rigid frame at endwall								

WIND COLUMN REACTIONS

Wall Loc	Col Line	R/L	Load_ID	± Reactions		Moment (f-k)	Anc_Bolt Qty	Dia	Base_Plate(in)		Thick
				Horz (k)	Vert (k)				Width	Length	
F_SW	A	2	L	Wind	1.5	19.3	4	0.750	6.000	7.000	0.500
B_SW	B	1	L	Seismic	0.8	10.3					
				Wind	1.5	19.3	4	0.750	6.000	7.000	0.500
				Seismic	0.8	10.3					

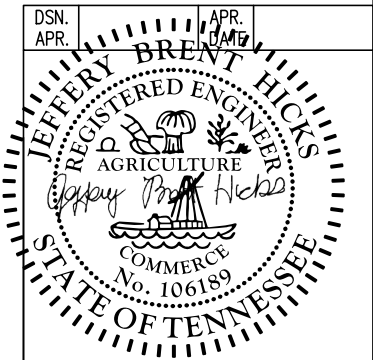
6/9/23



DRAWING STATUS		REVISIONS					TruSteel BUILDINGS		Tru Steel Buildings 395 Jerry Smith Drive Suite A WATKINSVILLE, GA 30677 PHONE: (706) 310-4081 EMAIL: Dustin@TruSteelBuildings.com					
☐	FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.	NO.	DATE	DESCRIPTION	BY	CK'D			DESCRIPTION REACTIONS OWNER OR PROJECT Andy May Construction Co 121 EAST JAMES CABELL BLVD JOB SITE LOCATION COLUMBIA, TN 38401					
☐	FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.	0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ	CAD BY KJ ENR BY JL DATE 6/ 9/23 SCALE N.T.S. JOB NO. 190394 PH BLDG. DESC. (RMA) SHEET NO. F2 of 2 ISSUE 0							
☒	FOR CONSTRUCTION: FINAL DRAWINGS.													

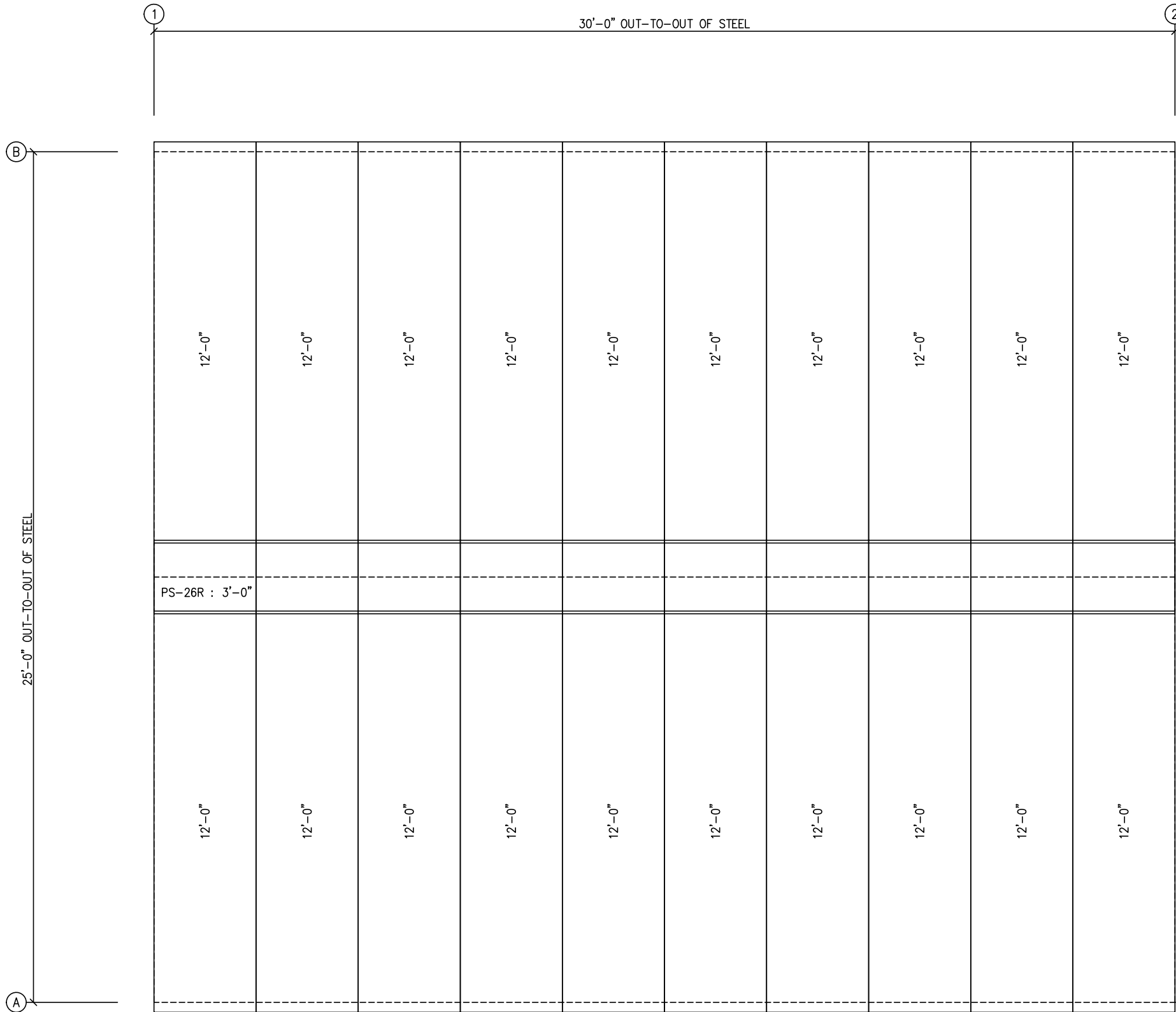
MEMBER TABLE	
ROOF PLAN	
MARK	PART
P-1	10X25Z12
E-1	10E14
RD-1	RD0500

6/9/23



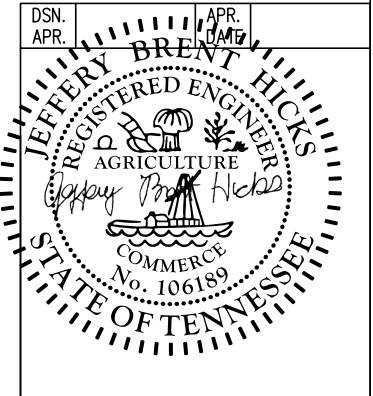
ROOF FRAMING PLAN

DRAWING STATUS		REVISIONS				TruSteel BUILDINGS		Tru Steel Buildings								
☐ FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.		NO.	DATE	DESCRIPTION	BY	CK'D		395 Jerry Smith Drive Suite A WATKINSVILLE, GA 30677 PHONE: (706) 310-4081 EMAIL: Duetlin@TruSteelBuildings.com								
☐ FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.		0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ		121 EAST JAMES CAMPBELL BLVD COLUMBIA, TN 38401								
☒ FOR CONSTRUCTION: FINAL DRAWINGS.								CAD BY	ENGR BY	DATE	SCALE	JOB NO.	PH	BLDG. DESC.	SHEET NO.	ISSUE
								KJ	JL	6/ 9/23	N.T.S.	190394		(none)	E1 of 8	0



ROOF SHEETING PLAN
PANELS: 26 Ga. PBR - Galvalume

6/9/23

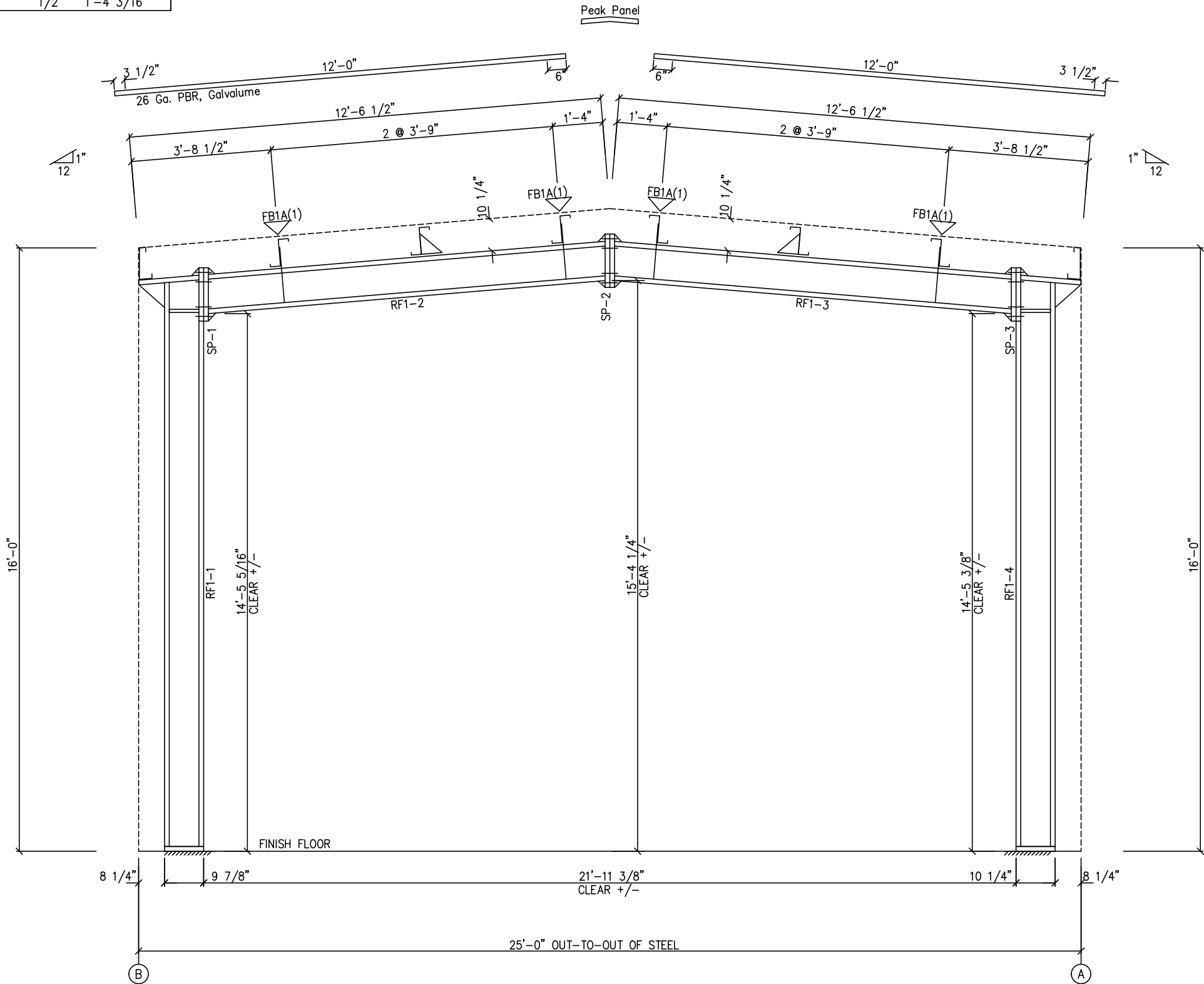


DRAWING STATUS		REVISIONS				TruSteel BUILDINGS		Tru Steel Buildings 395 Jerry Smith Drive Suite A Watkinsville, GA 30677 PHONE: (706) 310-4081 EMAIL: Duetlin@TruSteelBuildings.com							
☐ FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.		NO.	DATE	DESCRIPTION	BY	CK'D	OWNER OR PROJECT	121 EAST JAMES CAMPBELL BLVD							
☐ FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.		0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ	JOB SITE LOCATION	COLUMBIA, TN 38401							
☒ FOR CONSTRUCTION: FINAL DRAWINGS.							CAD BY	ENGR BY	DATE	SCALE	JOB NO.	PH	BLDG. DESC.	SHEET NO.	ISSUE
							KJ	JL	6/ 9/23	N.T.S.	190394		(none)	E2 of 8	0

SPLICE PLATE & BOLT TABLE									
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick
SP-1	4	4	0	0	A325	5/8"	2"	6"	3/8"
SP-2	4	4	0	0	A325	5/8"	1 3/4"	6"	3/8"
SP-3	4	4	0	0	A325	5/8"	2 1/2"	6"	1/2"

FLANGE BRACES: FBxx (1 or 2)
xx=length(in)
(1) One Side; (2) Two Sides
A - 2X2X14Ga

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF1-1	W10X12	15'-2 3/8"
RF1-2	W10X12	10'-11 15/16"
RF1-3	W10X12	10'-11 7/16"
RF1-4	W10X19	15'-2 3/8"



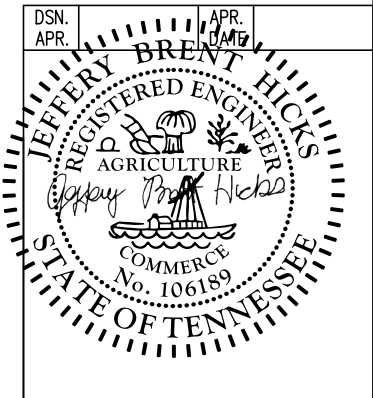
RIGID FRAME ELEVATION: FRAME LINE 1

DN 19

The framing as shown at this elevation is not designed for future expansion. Corresponding frame reactions are calculated based upon actual tributary area.

GENERAL NOTES:
SEE ROOF FRAMING PLAN AND SIDEWALL ELEVATIONS FOR MAIN FRAME PIECE MARKS.

6/9/23

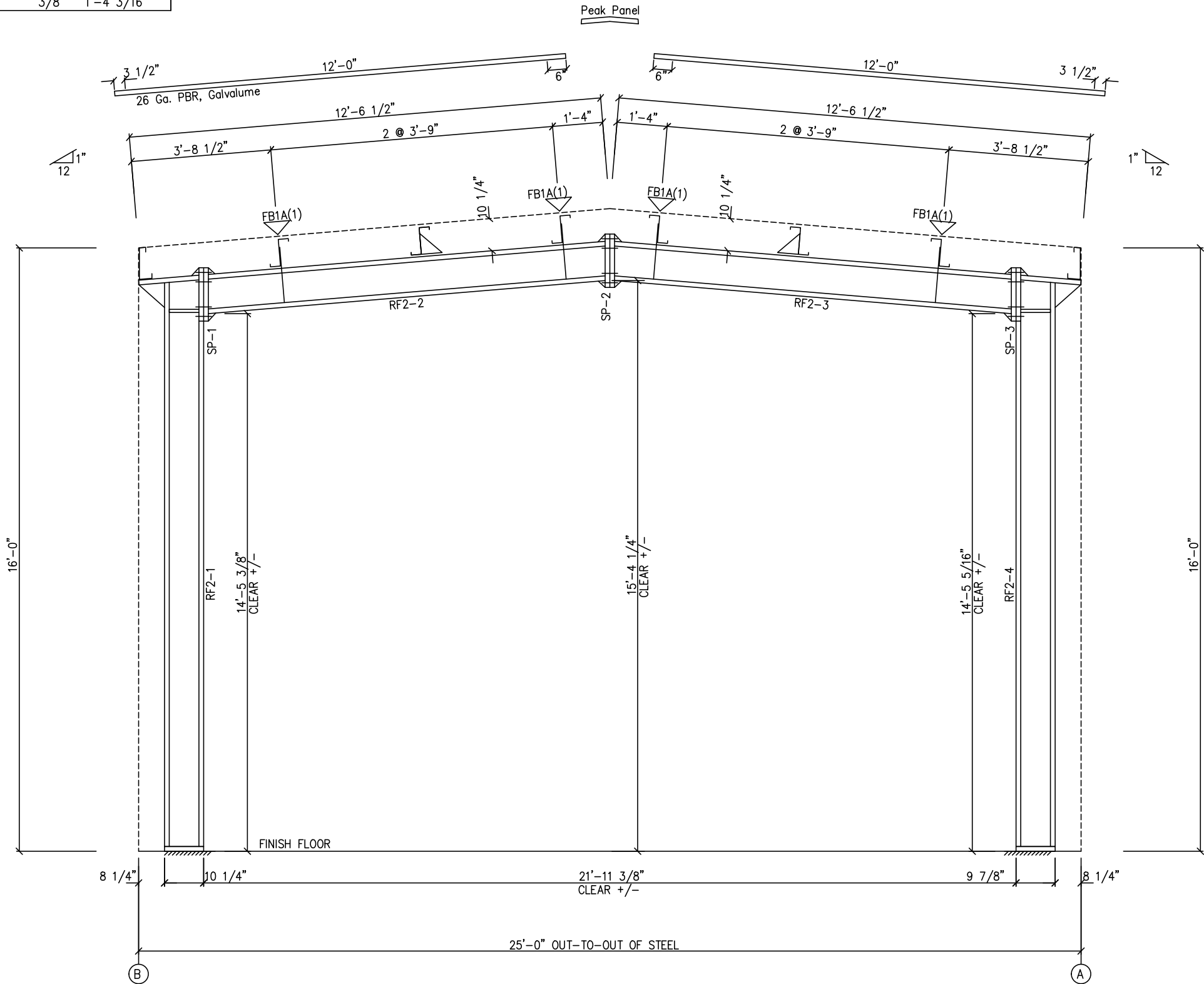


DRAWING STATUS		REVISIONS					TruSteel BUILDINGS		Tru Steel Buildings 395 Jerry Smith Drive Suite A WATKINSVILLE, GA 30677 PHONE (706) 310-4081 Email: Dustin@TruSteelBuildings.com						
☐		NO.	DATE	DESCRIPTION	BY	CK'D									
☐	FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.	0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ	DESCRIPTION CROSS SECTION OWNER OR PROJECT Andy May Construction Co JOB SITE LOCATION 121 EAST JAMES CAMBELL BLVD COLUMBIA, TN 38401								
☐	FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.														
☒	FOR CONSTRUCTION: FINAL DRAWINGS.						CAD BY KJ	ENGR BY JL	DATE 6/ 9/23	SCALE N.T.S.	JOB NO. 190394	PH	BLDG. DESC. (none)	SHEET NO. E3 of 8	ISSUE 0

SPLICE PLATE & BOLT TABLE									
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick
SP-1	4	4	0	0	A325	5/8"	2 1/2"	6"	1/2"
SP-2	4	4	0	0	A325	5/8"	1 3/4"	6"	3/8"
SP-3	4	4	0	0	A325	5/8"	2"	6"	3/8"

FLANGE BRACES: FBxx (1 or 2)
xx=length(in)
(1) One Side; (2) Two Sides
A - 2X2X14Ga

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF2-1	W10X19	15'-2 3/8"
RF2-2	W10X12	10'-11 7/16"
RF2-3	W10X12	10'-11 15/16"
RF2-4	W10X12	15'-2 3/8"



RIGID FRAME ELEVATION: FRAME LINE 2

DN 19

The framing as shown at this elevation is not designed for future expansion. Corresponding frame reactions are calculated based upon actual tributary area.

GENERAL NOTES:
SEE ROOF FRAMING PLAN AND SIDEWALL ELEVATIONS FOR MAIN FRAME PIECE MARKS.

DRAWING STATUS

☐ FOR APPROVAL:
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☒ FOR CONSTRUCTION:
FINAL DRAWINGS.

REVISIONS

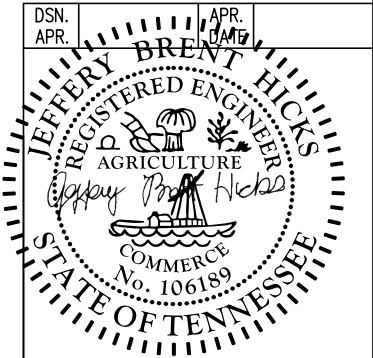
NO.	DATE	DESCRIPTION	BY	CHK'D
0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ

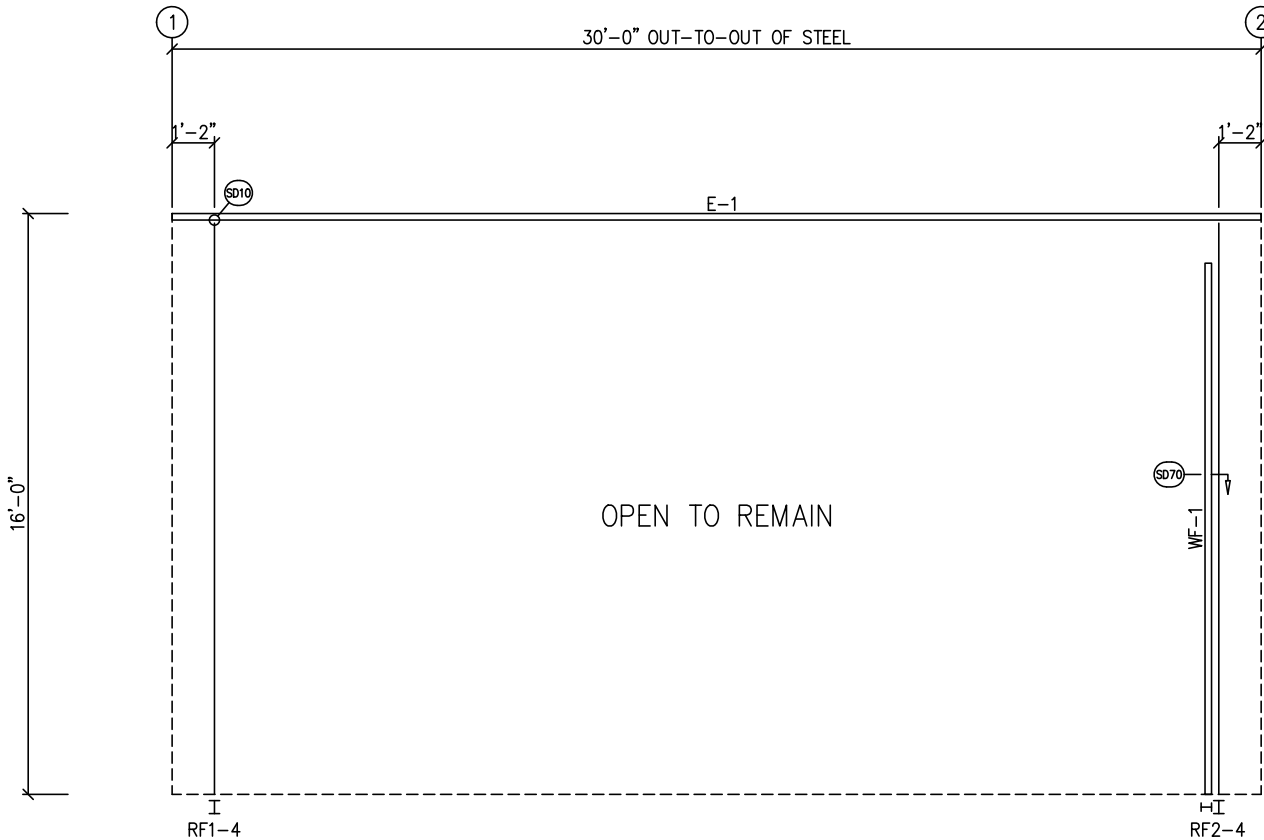
TruSteel BUILDINGS

Tru Steel Buildings
395 Jerry Smith Drive Suite A
WATKINSVILLE, GA 30677
PHONE: (706) 310-4081
EMAIL: Dustin@TruSteelBuildings.com

DESCRIPTION CROSS SECTION								
OWNER OR PROJECT	Andy May Construction Co							
JOB SITE LOCATION	121 EAST JAMES CAMBELL BLVD COLUMBIA, TN 38401							
CAD BY	ENGR BY	DATE	SCALE	JOB NO.	PH	BLDG. DESC.	SHEET NO.	ISSUE
KJ	JL	6/ 9/23	N.T.S.	190394			E4 of 8	0

6/9/23





SIDEWALL FRAMING: FRAME LINE A



SIDEWALL TRIM: FRAME LINE A

TRIM TABLE				
FRAME LINE A				
ID	QUAN	PART	LENGTH	DETAIL
1	1	FL-32	10'-2"	TD14
2	2	FL-31	15'-2"	
3	2	FL-380	15'-2"	
4	1	FL-32L	11'-2"	TD85
5	1	FL-33L	8"	
6	1	FL-32R	11'-2"	
7	1	FL-33R	8"	TD95

BOLT TABLE				
FRAME LINE A				
LOCATION		QUAN	TYPE	DIA
WF-1 - RF2-4		8	A325	5/8"

MEMBER TABLE	
FRAME LINE A	
MARK	PART
WF-1	W14X22
E-1	10E14

GENERAL NOTES:
TRIM IS FIGURED WITH 2" TRIM LAP UNLESS NOTED ON A DETAIL.
FIELD CUT PANELS AT FRAMED OPENINGS, WALKDOORS, AND WINDOWS.
FORMED BASE TRIM (IF USED) TO BE FIELD MITERED AT CORNERS.
FIELD SLOT GIRTS AS REQUIRED FOR CABLE BRACE CLEARANCE.

DRAWING STATUS

☐ FOR APPROVAL:
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☒ FOR CONSTRUCTION:
FINAL DRAWINGS.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ

TruSteel BUILDINGS

Tru Steel Buildings
395 Jerry Smith Drive Suite A
WATKINSVILLE, GA 30677
PHONE: (706) 310-4081
EMAIL: DrawIn@TruSteelBuildings.com

DESCRIPTION SIDEWALL ELEVATION

OWNER OR PROJECT

121 EAST JAMES CABELL BLVD

JOB SITE LOCATION

COLUMBIA, TN 38401

CAD BY

ENGR BY

DATE

SCALE

JOB NO.

PH

BLDG. DESC.

SHEET NO.

ISSUE

KJ

JL

6/ 9/23

N.T.S.

190394

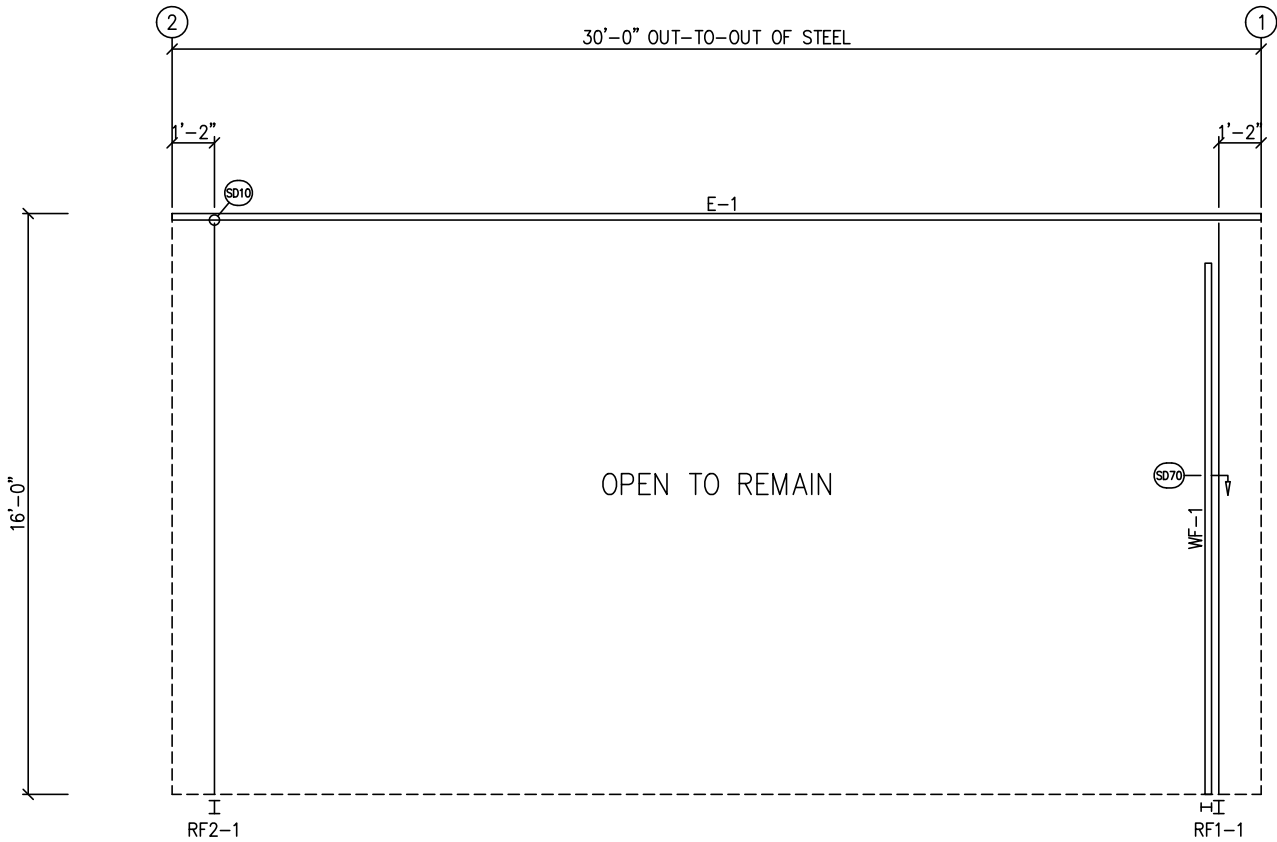
BLDG. DESC.

E5 of 8

0

6/9/23

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SIDEWALL FRAMING: FRAME LINE B



SIDEWALL TRIM: FRAME LINE B

TRIM TABLE				
FRAME LINE B				
ID	QUAN	PART	LENGTH	DETAIL
1	1	FL-32	10'-2"	TD14
2	2	FL-31	15'-2"	
3	2	FL-380	15'-2"	
4	1	FL-32L	11'-2"	TD85
5	1	FL-33L	8"	
6	1	FL-32R	11'-2"	
7	1	FL-33R	8"	TD95

BOLT TABLE				
FRAME LINE B				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - RF1-1	8	A325	5/8"	1 1/2"

MEMBER TABLE	
FRAME LINE B	
MARK	PART
WF-1	W14X22
E-1	10E14

GENERAL NOTES:

TRIM IS FIGURED WITH 2" TRIM LAP UNLESS NOTED ON A DETAIL.

FIELD CUT PANELS AT FRAMED OPENINGS, WALKDOORS, AND WINDOWS.

FORMED BASE TRIM (IF USED) TO BE FIELD MITERED AT CORNERS.

FIELD SLOT GIRTS AS REQUIRED FOR CABLE BRACE CLEARANCE.

DRAWING STATUS

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☒ FOR CONSTRUCTION:

FINAL DRAWINGS.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ

TruSteel BUILDINGS

Tru Steel Buildings

395 Jerry Smith Drive Suite A

WATKINSVILLE, GA 30677

PHONE: (706) 310-4081

EMAIL: DrawIn@TruSteelBuildings.com

DESCRIPTION SIDEWALL ELEVATION

OWNER OR PROJECT

Andy May Construction Co

JOB SITE LOCATION

121 EAST JAMES CAMPBELL BLVD

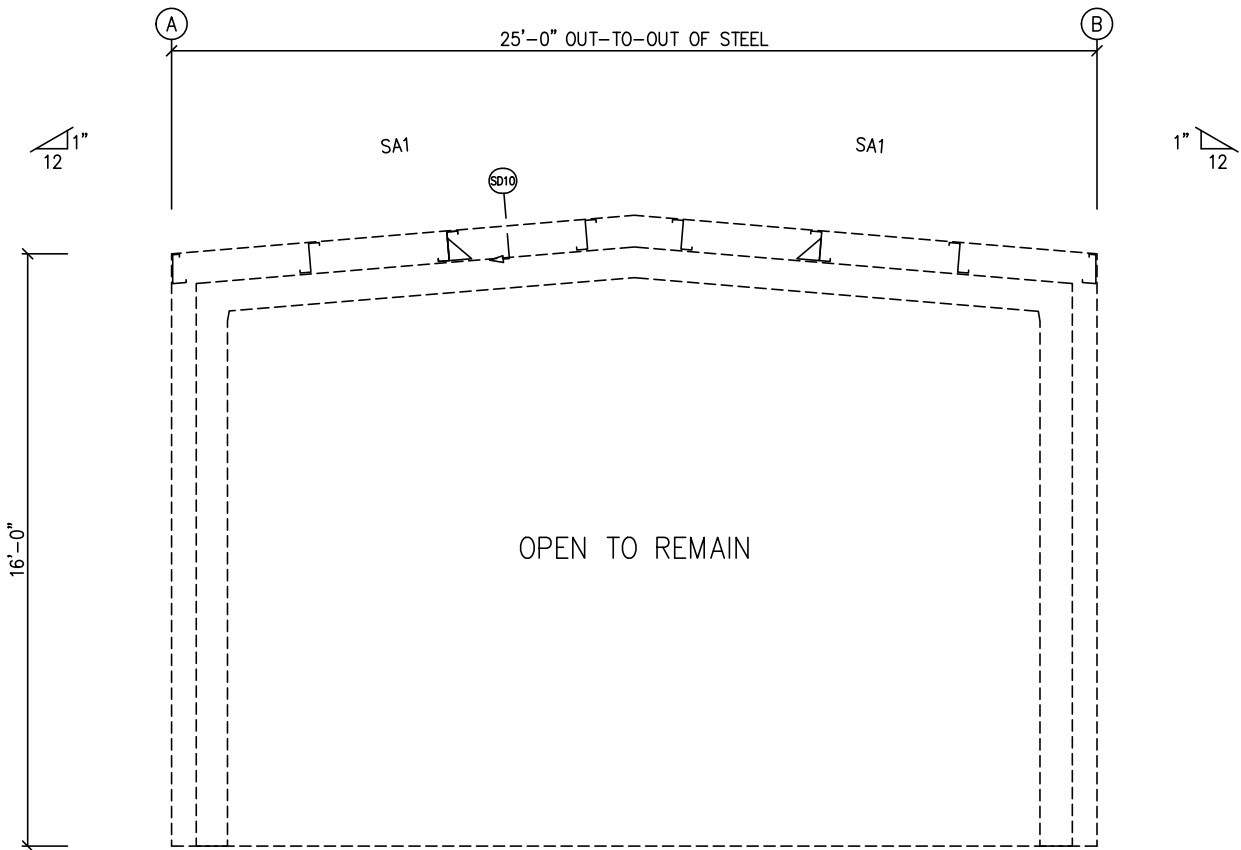
COLUMBIA, TN 38401

CAD BY	ENGR BY	DATE	SCALE	JOB NO.	PH	BLDG. DESC.	SHEET NO.	ISSUE
KJ	JL	6/ 9/23	N.T.S.	190394			E6 of 8	0

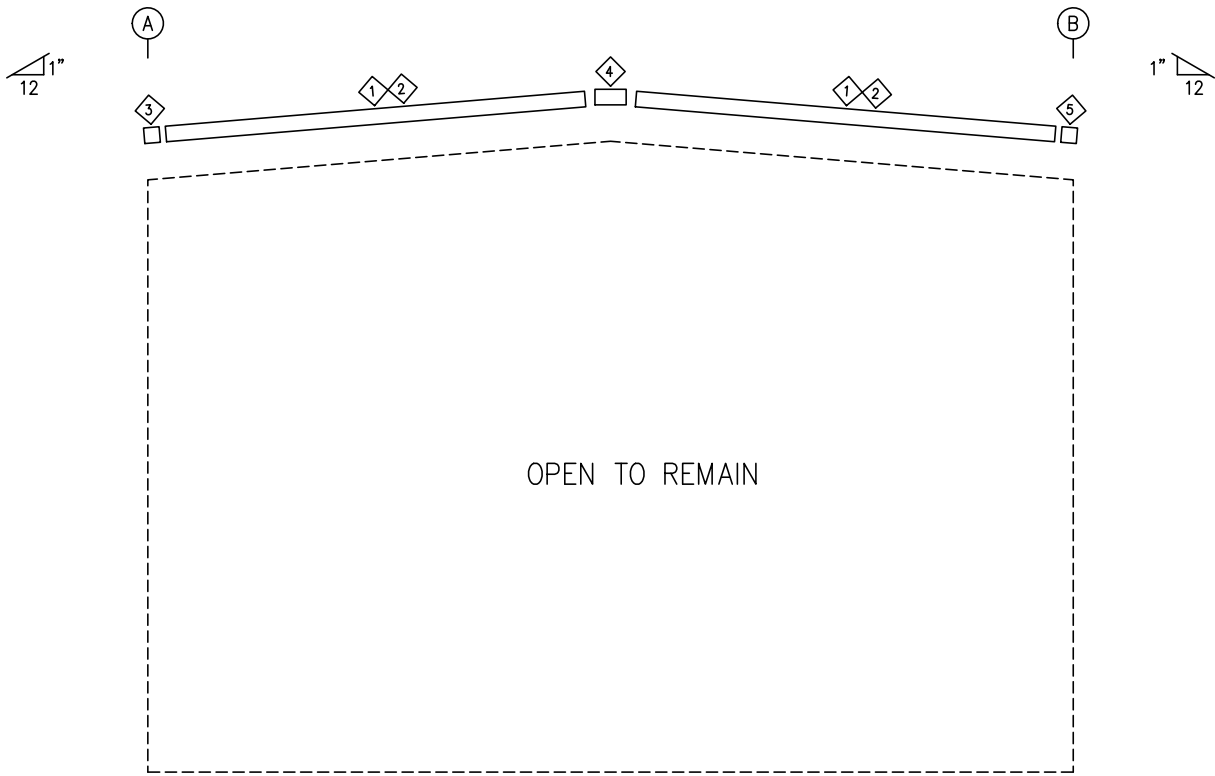
6/9/23

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TRIM TABLE				
FRAME LINE 2				
◇ID	QUAN	PART	LENGTH	DETAIL
1	1	FL-21	2'-10"	TD25
2	1	FL-365	12'-7"	
3	1	FL-21L	11'-2"	TD13
4	1	FL-23	1'-4"	
5	1	FL-21R	11'-2"	TD85



ENDWALL FRAMING: FRAME LINE 2



ENDWALL TRIM: FRAME LINE 2

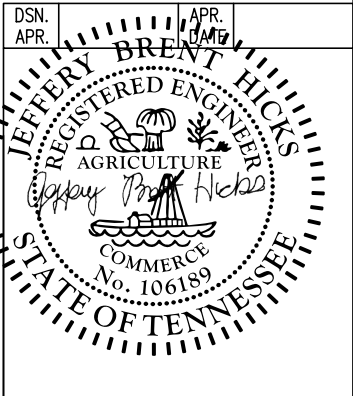
6/9/23

DN 19

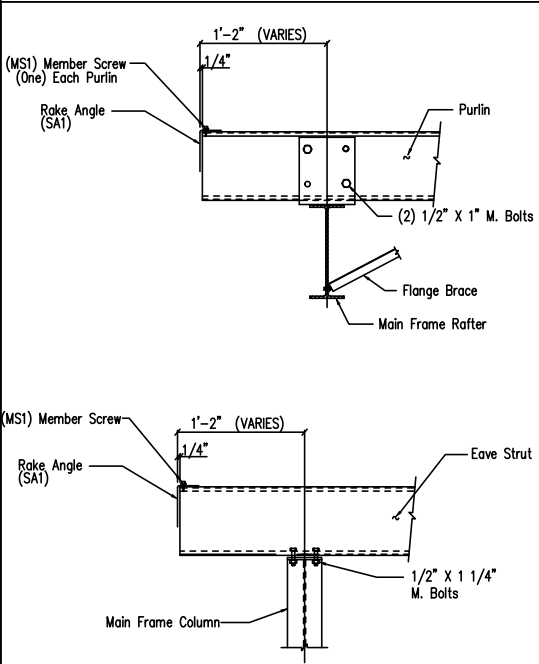
The framing as shown at this elevation is not designed for future expansion. Corresponding frame reactions are calculated based upon actual tributary area.

GENERAL NOTES:

TRIM IS FIGURED WITH 2" TRIM LAP UNLESS NOTED ON A DETAIL.
FIELD CUT PANELS AT FRAMED OPENINGS, WALKDOORS, AND WINDOWS.
FORMED BASE TRIM (IF USED) TO BE FIELD MITERED AT CORNERS.
BEVELCUT ENDWALL PANELS AS REQUIRED.
FIELD SLOT GIRTS AS REQUIRED FOR CABLE BRACE CLEARANCE.

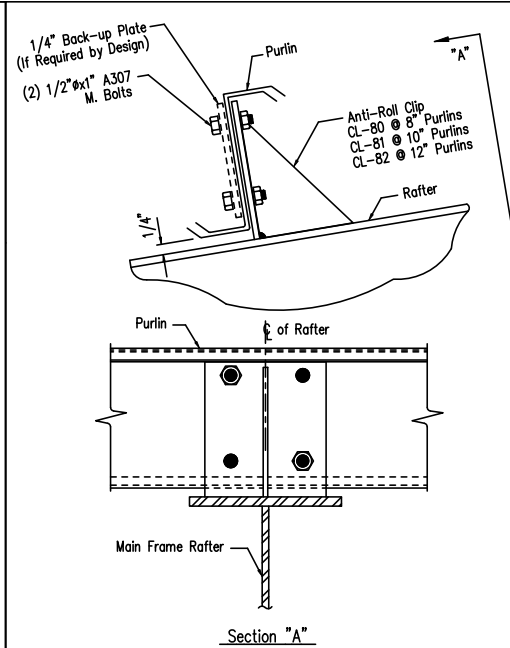


DRAWING STATUS				REVISIONS				TruSteel BUILDINGS			
☐ FOR APPROVAL:	NO.	DATE	DESCRIPTION	BY	CK'D	OWNER OR PROJECT		DESCRIPTION		ENDWALL ELEVATION	
THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.	0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ						
☐ FOR PERMIT:						JOB SITE LOCATION		CAD BY		ENGR BY	
THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.											
☒ FOR CONSTRUCTION:						DATE		SCALE		JOB NO.	
FINAL DRAWINGS.											
						6/ 9/23		N.T.S.		190394	
						PH		BLDG. DESC.		SHEET NO.	
						E8 of 8		0			



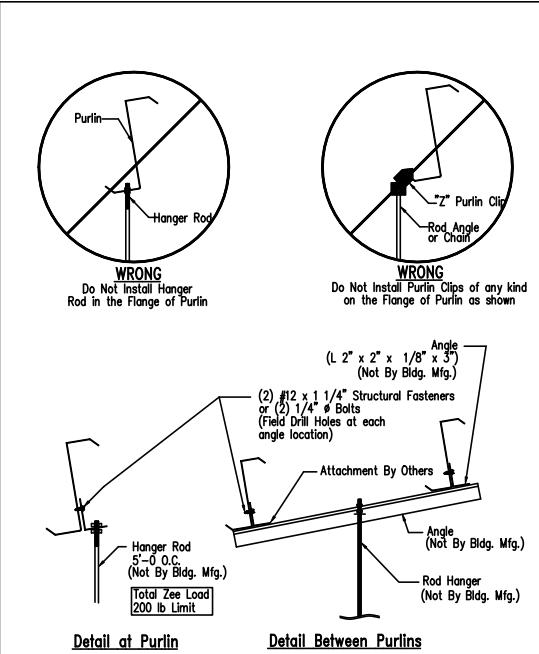
Main Frame Rafter Connection
PURLIN & EAVE STRUT CONNECTION

DRAWING NO.
SD10



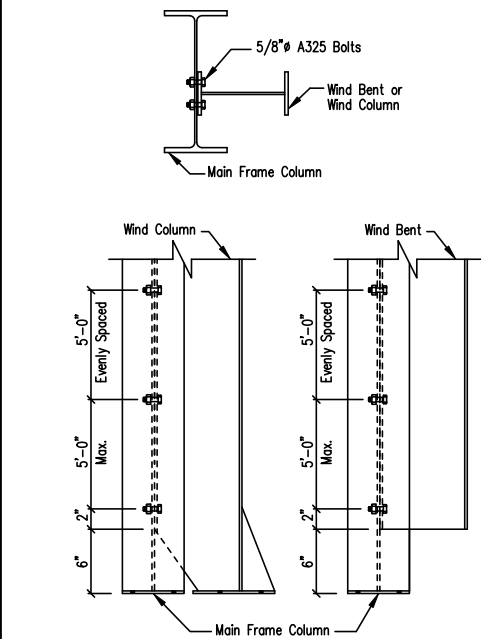
Purlin to Anti-Roll Clip Connection

DRAWING NO.
SD115



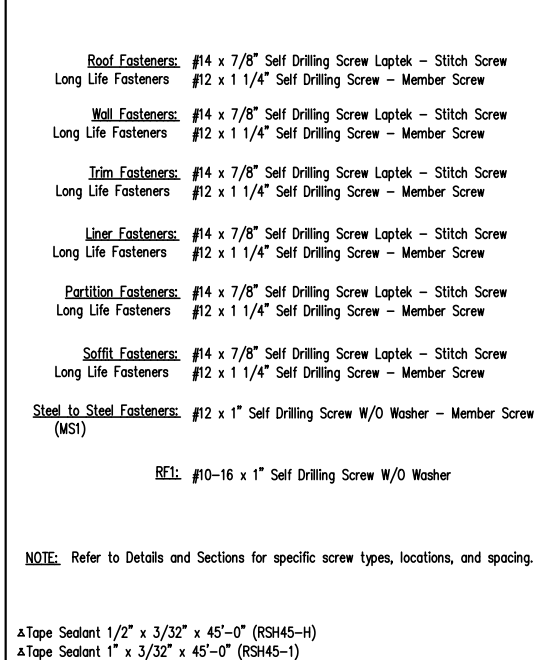
Collateral Material Hanger Detail

DRAWING NO.
SD160



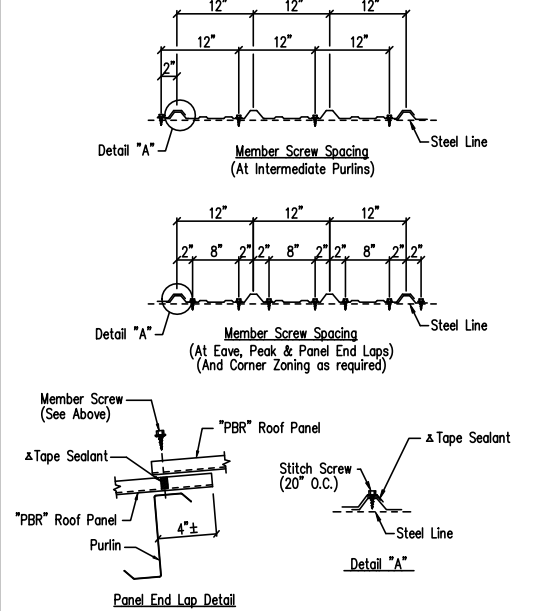
Wind Column/Bent Frame Detail

DRAWING NO.
SD70



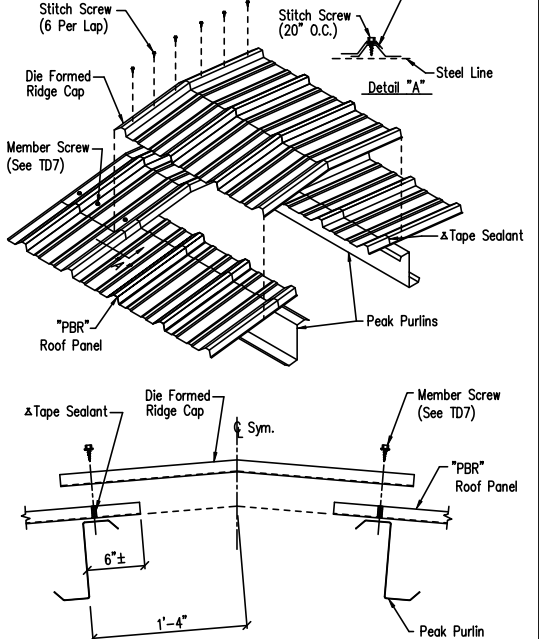
Screw Size Note

DRAWING NO.
TD000



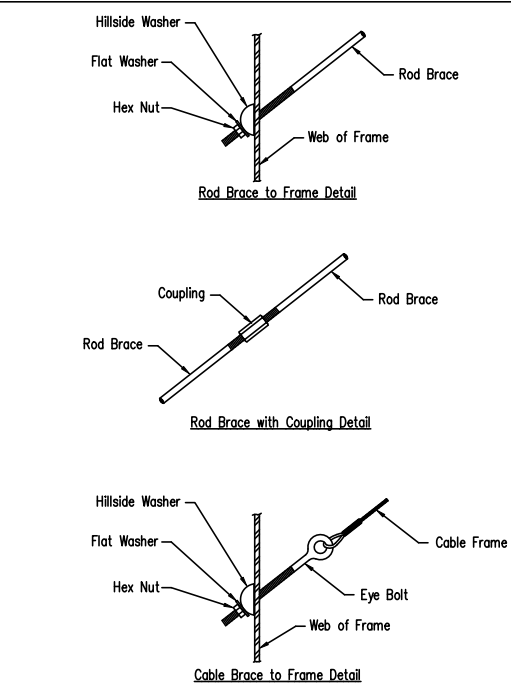
Fastener Location "PBR" Panel at Roof

DRAWING NO.
TD7



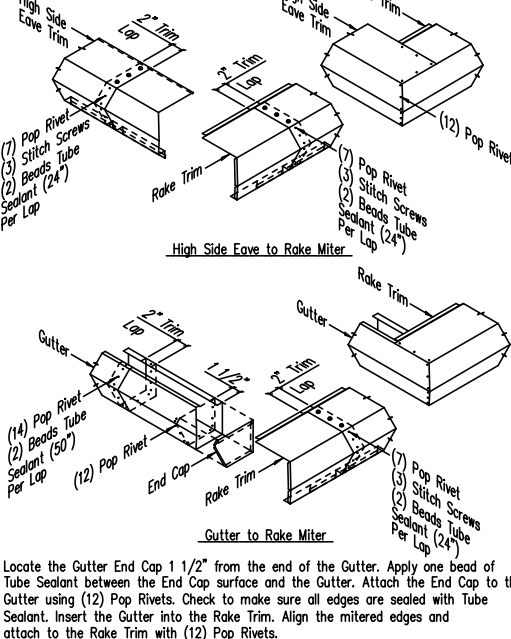
Die Formed Ridge Detail - PBR
Up to a 3:12 Roof Slope

DRAWING NO.
TD8



Cable or Rod Brace to Frame Connection

DRAWING NO.
SD66



PBR Standard Trim Detail

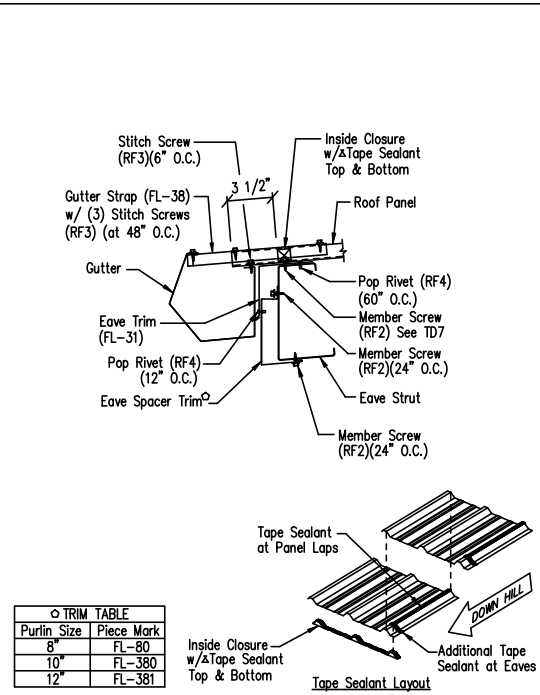
DRAWING NO.
TD13

GENERAL NOTES:
SEE ELEVATIONS FOR TRIM MARKS, LENGTHS, LOCATION, AND QUANTITY.
ALL TAPE SEALANT IS CONTINUOUS UNLESS NOTED.
WALL PANELS, POP RIVETS, AND EAVE TRIM TO BE INSTALLED BEFORE ROOF INSULATION.
FOR CLARITY OF DETAIL, ROOF INSULATION IS NOT SHOWN.
* 1" WIDE x 3/32" TAPE SEAL (OPTIONAL) MUST BE SPECIFIED ON THE WORK ORDER.
* TRIM PROFILE MAY VARY.

DRAWING STATUS	
☐ FOR APPROVAL:	THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
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☒ FOR CONSTRUCTION:	FINAL DRAWINGS.

REVISIONS	
NO.	DATE
0	6/9/23
PERMIT FOR CONSTRUCTION	

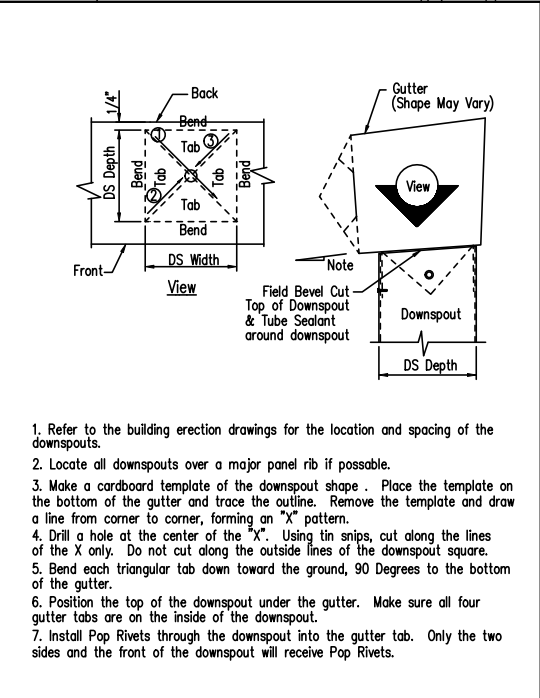
TruSteel BUILDINGS	
395 Jerry Smith Drive Suite A WATKINSVILLE, GA 30677 PHONE: (706) 310-4081 EMAIL: Quinn@TruSteelBuildings.com	
DETAIL DRAWINGS	
OWNER OR PROJECT: Andy May Construction Co	
JOB SITE LOCATION: 121 EAST JAMES CABELL BLVD COLUMBIA, TN 38401	
CAD BY: KJ	ENGR BY: JL
DATE: 6/9/23	SCALE: N.T.S.
JOB NO. 190394	PH BLDG. DESC. (None)
SHEET NO. D1 of 2	ISSUE 0



Low Eave Detail - PBR
Standard Gutter - Open Wall

DRAWING NO. **TD14**

Revised On: 8/17/21
Created On: 3/2/23

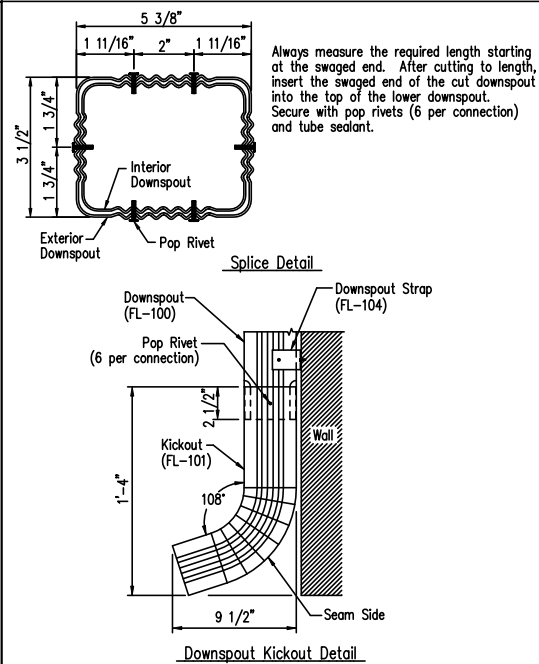


Downspout to Gutter Attachment Detail

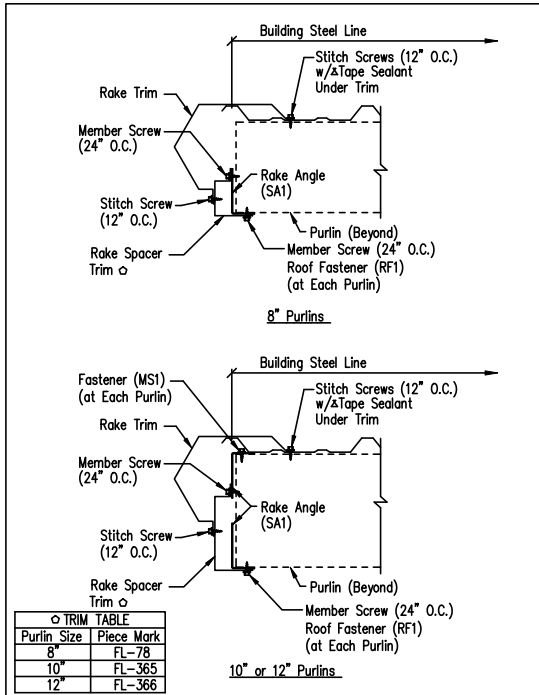
DRAWING NO. **TD95**

Revised On: 8/17/21
Created On: 3/2/23

GENERAL NOTES:
SEE ELEVATIONS FOR TRIM MARKS, LENGTHS, LOCATION, AND QUANTITY.
ALL TAPE SEALANT IS CONTINUOUS UNLESS NOTED.
WALL PANELS, POP RIVETS, AND EAVE TRIM TO BE INSTALLED BEFORE ROOF INSULATION.
FOR CLARITY OF DETAIL, ROOF INSULATION IS NOT SHOWN.
* 1\"/>



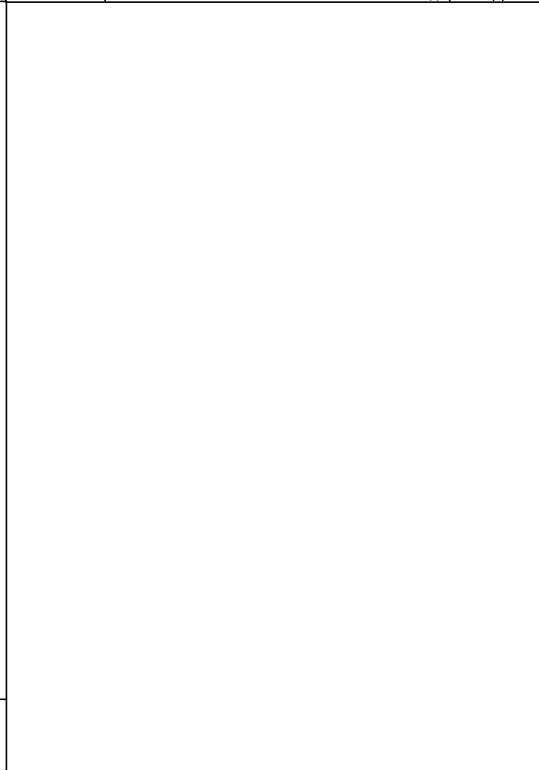
Downspout Kickout and Splice Detail
3 1/2\"/>



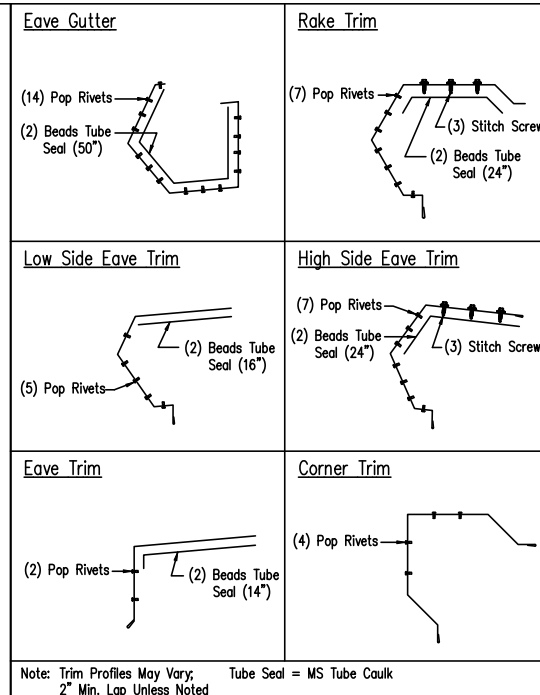
Rake Detail - PBR
Standard Rake - Open Wall

DRAWING NO. **TD25**

Revised On: 8/17/21
Created On: 10/9/23



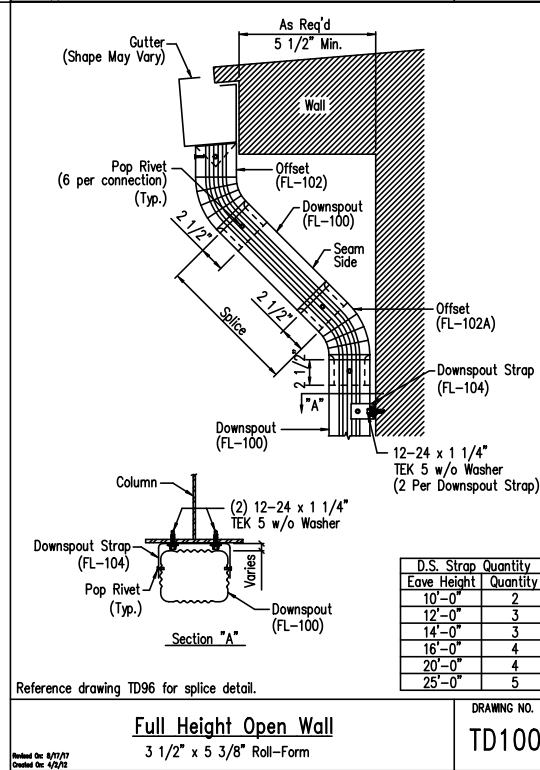
Full Height Open Wall
3 1/2\"/>



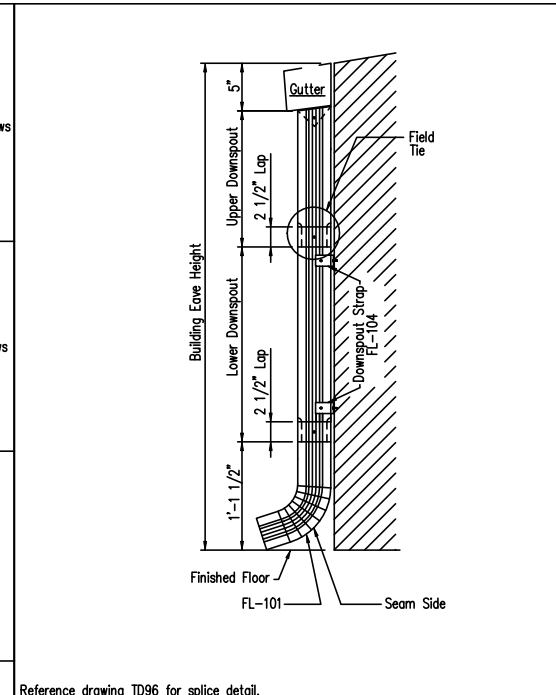
Trim Laps - Standard Profile

DRAWING NO. **TD85**

Revised On: 8/17/21
Created On: 3/2/23



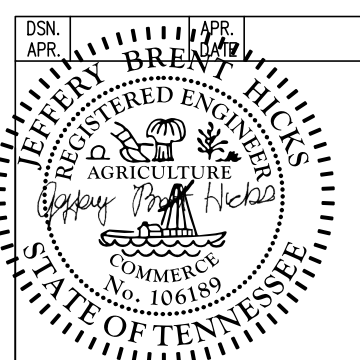
Full Height Open Wall
3 1/2\"/>



Downspout Elevation
3 1/2\"/>

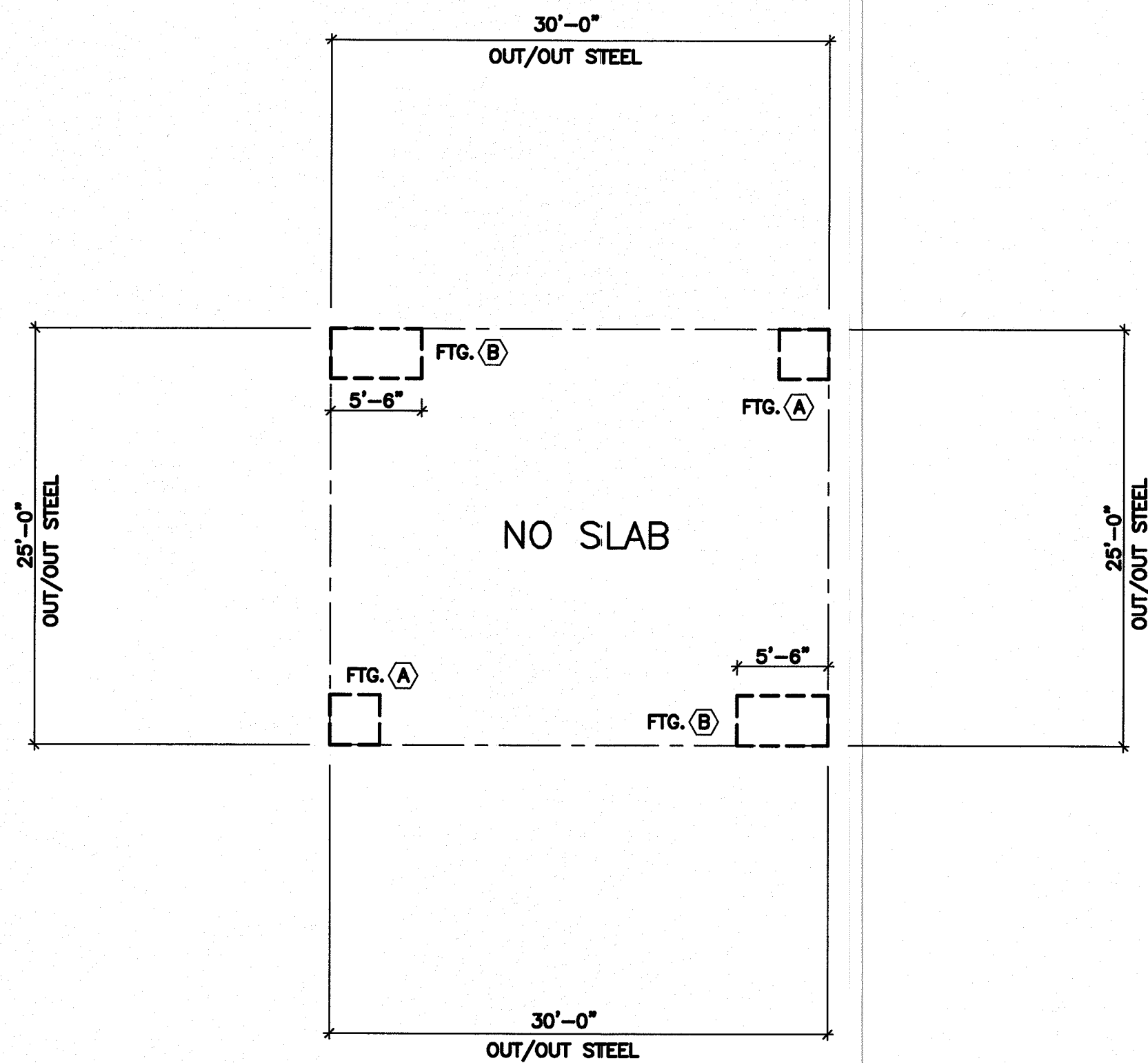
DRAWING STATUS		REVISIONS			
NO.	DATE	DESCRIPTION	BY	CK'D	
0	6/ 9/23	PERMIT FOR CONSTRUCTION	KJ	KJ	

OWNER OR PROJECT		DATE		SCALE		JOB NO.		PH BLDG. DESC.		SHEET NO.		ISSUE	
Andy May Construction Co		6/ 9/23		N.T.S.		190394		PH BLDG. DESC.		D2 of 2		0	



TruSteel BUILDINGS

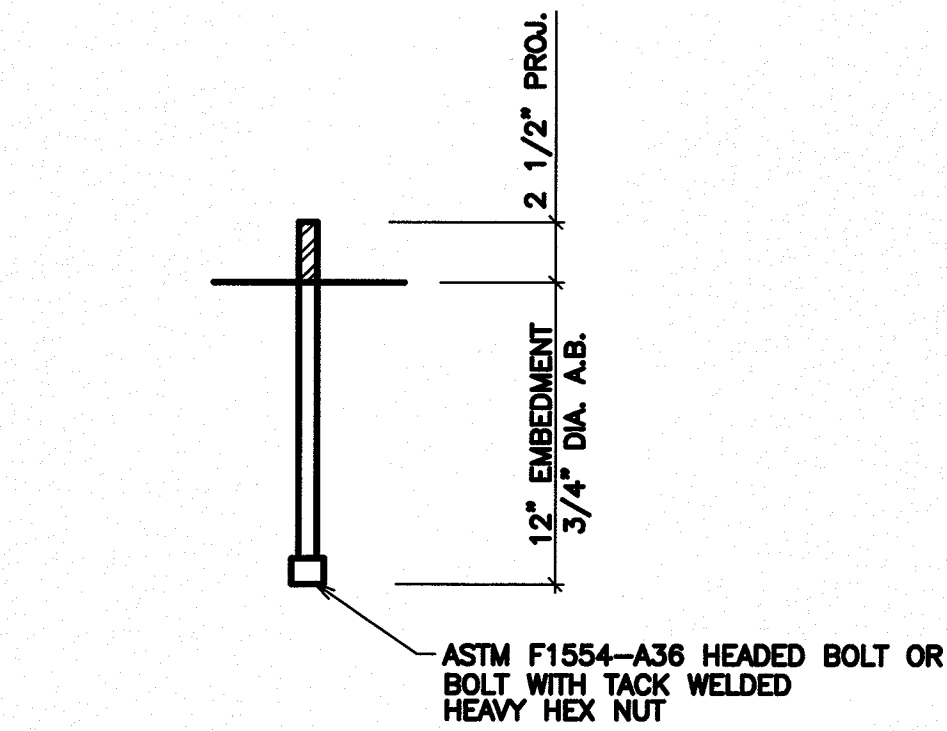
Tru Steel Buildings
395 Jerry Smith Drive Suite A
WATKINSVILLE, GA 30677
PHONE: (706) 310-4081
EMAIL: Quinn@TruSteelBuildings.com



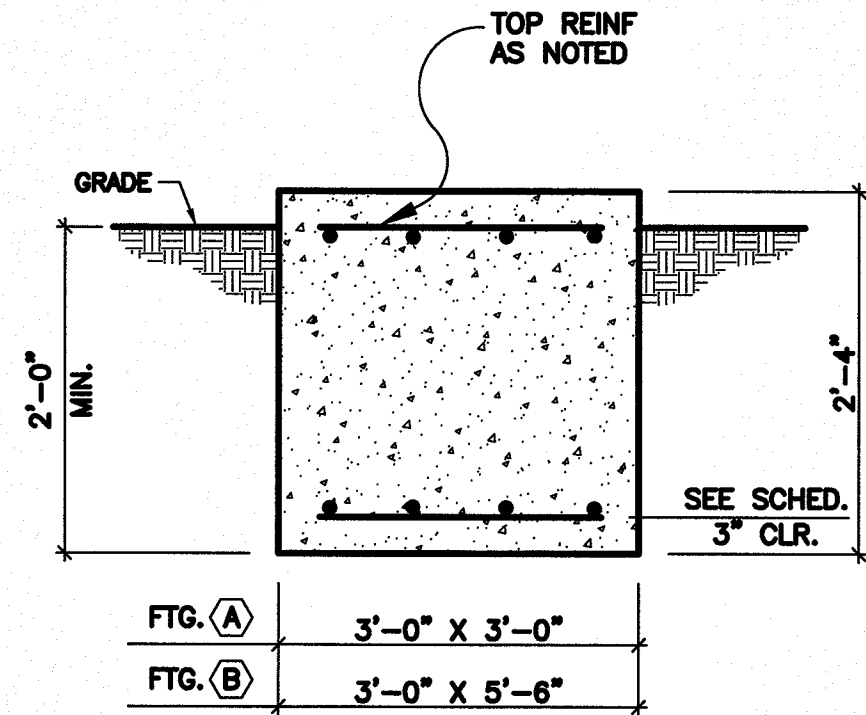
FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

FOOTING SCHEDULE		
TYPE	SIZE	REINFORCING
FTG. (A)	3'-0" x 3'-0" x 2'-4"	4 - #4 E.W.
FTG. (B)	3'-0" x 5'-6" x 2'-4"	5 - #4 E.W. TOP & BOTTOM



**ANCHOR
BOLT DETAIL**

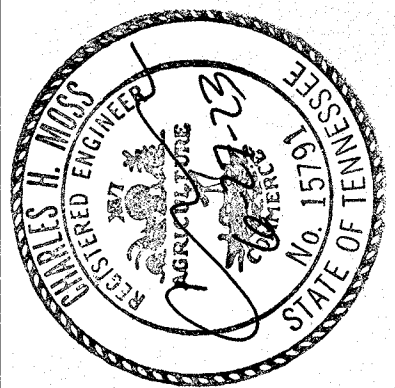


SECTION

SCALE: 3/4" = 1'-0"

GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING ALL WORK DURING CONSTRUCTION.
- FOOTINGS ARE DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2000 P.S.F.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. WITH A 4" MAXIMUM SLUMP. DETAILS NOT SHOWN SHALL BE ACCORDING TO ACI 318 AND ACI 301 SPECIFICATIONS FOR CONCRETE CONSTRUCTION.
 - REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 (TIES MAY BE GRADE 40)
 - MINIMUM LAP: #4 - 28" #5 - 32"
 - MINIMUM COVER: 3" U.N.O.
- FOUNDATION BASED ON REACTIONS FURNISHED BY TRUSSTEEL BUILDINGS, INC., JOB NO. 190394, DATED 06/09/2023.



C.H. MOSS, P.E.
SOLE PROPRIETOR
P.O. BOX 28
COVINGTON, GA 30015
(770)-786-3163

NO	DATE	REVISION	BY
190394			
COMPUTED BY:	ML		
DRAWN BY:	HM		
CHECKED BY:	HM		
DATE:	JUNE 26, 2023		
SCALE:	1/8" = 1'-0"		

FOUNDATION PLAN FOR:
ANDY MAY
CONSTRUCTION CO
COLUMBIA, TN

DRAWING NUMBER

3446

SHEET OF:

S-1 1



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

BOARD OF ZONING
VARIANCE APPLICATION AND CHECKLIST
SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))
If there is no access to a computer, please submit all pertinent information on a flash drive as well as
provide one hard copy*

1. Applicants must complete this application, include required supporting materials, & pay the required fee (\$200.00 for owner-occupied residential, \$400 for all others) by the published submittal deadline. Please contact the Columbia Development Services Department with any questions or to discuss any concerns during the BZA submittal & review process: Kevin McCarthy, City Planner, kmccarthy@columbiatn.com or (931) 560-1560.
2. Please provide the following information:
 - a. Completed application.
 - b. **For a setback variance only:** The length of the boundaries of the lot measured to the nearest foot. Locations, square footages, and exterior dimensions, measured from outside wall to outside wall, of all existing and proposed buildings and structures. *A plot plan may satisfy this requirement.*
 - c. **For all variances requests:** Completion of the Requirements of Variance Sheet on this Application or a Justification Letter addressing the seven (7) criteria.
 - d. Applicable drawings, illustrations, and so forth, to accompany the request.
 - e. Any additional information requested by the Department of Development Services that will be necessary to fully complete a review by City Staff and/or by the Board of Zoning Appeals.
3. Please submit the final request to the Department of Development Services according to the established Board Deadline and Meeting schedule. A representative must attend the BZA Meeting.

BOARD OF ZONING APPEALS APPLICATION COLUMBIA, TENNESSEE					
LOT ADDRESS: <i>121 E. James Campbell Blvd.</i>					
ZONING: <i>SDLI</i>			LOT ACREAGE: <i>1.12 ACRES</i>		
LAND USE: <i>tool rental store</i>			BUILDING SQUARE FOOTAGE: <i>795 SF</i>		
ESTABLISHED/EXISTING SETBACKS (DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES): FRONT: <i>20</i> ft. SIDE: <i>20</i> ft. REAR: <i>20</i> ft. <i>20</i>					
OTHER INFORMATION:					

VARIANCE PERMIT REQUEST

EXCEPTIONAL HARDSHIP VARIANCE REQUEST		
1. If requesting a Setback Variance, indicate below which yard the setback variance is located within and provide an exact measure of the distance of the new setback in feet. 2. If requesting a Variance of any other provision of the <i>Zoning Ordinance</i>, provide a detailed explanation below in "Other Variance Request." Please note that the <i>Zoning Ordinance</i> does not allow variances from certain standards listed at § 8.5.16.D.3.		
SETBACK VARIANCE <i>Check applicable yard</i>	☐ FRONT YARD ☒ SIDE YARD ☐ REAR YARD	REQUESTED SETBACK (ft): <i>see attached drawing</i>
OTHER VARIANCE REQUEST	ZONING ORDINANCE SECTION:	
	REASON FOR REQUEST:	

APPLICANT

NAME	<i>Andy May Construction</i>	PHONE	<i>770 527-7326</i>
ADDRESS	<i>1954 Airport Rd. Suite 210 Atlanta, GA 30341</i>	EMAIL	<i>andy@andy may Construction. com</i>

PROPERTY OWNER

NAME	Andy May Construction	PHONE	770 527-7326
ADDRESS	1954 Airport Rd Suite 210 Atlanta, GA 30341	EMAIL	andy@andymayconstruction.com

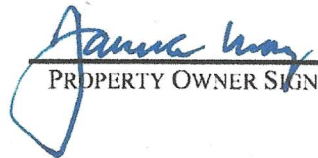
In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Jim Finney
APPLICANT NAME


APPLICANT SIGNATURE

11/12/2024
DATE

Andy May
PROPERTY OWNER NAME


PROPERTY OWNER SIGNATURE

11-11-2024
DATE

REQUIREMENTS FOR A VARIANCE
Section 8.5.16.L of the City of Columbia Zoning Ordinance

The Board of Zoning Appeals shall not grant a variance unless it makes a finding, based on the evidence presented, that all of the following seven criteria are sufficiency and fully satisfied.

*The BZA cannot, by law, consider financial or personal matters
in the justification of any of the seven criteria.*

Please demonstrate how your request satisfied each of the following:

(You may use this sheet or attach separate pages)

1. That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulation contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

*It is the only location on the property
that can accommodate the connection of
the o/w separator to the sanitary sewer
line.*

2. That the variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.

*The wash bay encroaches on the
20' setback by 12'9" along Dyer St.
We are asking for the setback variance
to be reduced to 7'3" which is the
minimum variance.*

3. That the variance will not authorize activities in a zone district other than those permitted by this ordinance.

*The Variance does not authorize any
activities other than those permitted.*

4. That financial returns alone shall not be considered as a basis for granting a variance.

*The variance does not effect the
Financial returns of the property.*

5. That the granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the general provisions of this Zoning Ordinance.

*The wash bay lies within the
existing security fence.*

6. That the purposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.

*The wash bay does not impair the
supply of light or air to the
adjacent properties nor does it increase
congestion or endanger the public.*

7. That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.

*The wash bay was constructed
not knowing that the existing
setbacks.*