

City of Columbia
BOARD OF ZONING APPEALS
October 10, 2024

CALL TO ORDER:

Chairman Jimmy Dugger called the October meeting of the Board of Zoning Appeals for the City of Columbia to order at 9:01 a.m. The meeting was held in the second floor Conference Room at the Police Department.

I.ROLL CALL:

Quorum present and included the following:

Present were: Mr. Eddie Ables
 Mr. Jimmy Campbell
 Mr. Jimmy Dugger
 Ms. Kristi Martin

Absent was: Mr. George Vrailas

Other attendees: Mr. Robert Archibald, Planner II
 Mr. Austin Brass, Principal Planner
 Mr. Kevin McCarthy, City Planner
 Mrs. Sandra Richardson, Recording Secretary
 Mrs. Melissa Sanders, Planner I

II. APPROVAL OF MINUTES:

The September minutes were presented for approval. Mr. Campbell moved to approve the minutes, with Mr. Ables seconding. The motion to approve the minutes passed three to zero.

III. OLD BUSINESS:

Case #24-0352

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

Staff Review:

Mr. Archibald gave the details of the staff report. Mr. Peden requested a deferral of this. He stated that he actually wanted it deferred until December or January, and the City is willing to do it a month at a time. These items are both short term rentals. Ms. Robinson is involved in both of these properties. The City staff is having a meeting in

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October on short term rentals, so he is asking that the Board defer both of these items until December 11th.

Discussion and Motion:

Attorney Bruce Peden, applicant, was present to answer questions. Mr. Dugger asked if it was acceptable to defer the request until December. Mr. McCarthy stated no. The City Attorney advised that when an item is deferred it has to be on the next agenda. Mr. Peden can send him a request to defer in November. Mr. Dugger asked if he can send the request and not have to appear at the meeting. Mr. McCarthy stated yes, the only risk is if the Board says no, but he doesn't think that is likely to happen. Mr. Campbell moved to defer, and Mr. Ables second. The motion to defer passed four to zero, with Ms. Martin arriving at 9:04 a.m.

Case #24-0351

Request from L. Bruce Peden for Appeal of an Administrative Decision for 623 Crestland Drive, concerning Zoning Ordinance 4400 Section 1.22.2F, Table 4.3.9.A-1 and Section 4.3.9.E.6.(ah).

Staff Review:

Discussion and Motion:

Mr. Campbell moved to defer this item, and Mr. Ables seconded the motion. The motion to defer passed four to zero.

Mr. McCarthy stated that the City Attorney would have been here today, but he had to be in a Civil Service Board meeting.

IV. NEW BUSINESS:

Case #24-0384

Request from Matthew S. Howell for Variance approval regarding Building, Lot and Building Standards in Table 4.3.1.E for property at Tax Map 78 Parcel 43.01 off West 7th Street zoned CD-4C (General Urban Corridor Character District).

Staff Review:

Mr. Robert Archibald, gave the details of the staff report. Staff has reviewed this variance request in relation to section 8.5.16.L and finds a hardship exists which prevents conformity with the Ordinance.

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Discussion and Motion:

Mr. Matthew Howell was present to answer questions. Ms. Martin asked if this request is in the Historic District. Mr. Archibald stated no. Ms. Martin stated that the resident east of there is a Historic District residence, but there would be no prevailing. There is no overlay for that it doesn't extend past the railroad tracks. Additional discussion included how far the property falls, the back diagram of the packet, site placement, minimum or maximum on the square footage, and creating a level building pattern. Mr. Campbell moved to approve, and Ms. Martin seconded the motion. The motion to approve passed four to zero.

V. OTHER BUSINESS:

Mr. Dugger commended Mr. McCarthy on his last educational presentation. Mr. McCarthy stated last week's session is worth four hours. Mr. Campbell stated that he also attended the Power of Ten. Ms. Martin asked if the meeting was recorded. Mr. McCarthy confirmed that it was.

Mr. Dugger inquired about the agenda item deferring process.

Mr. McCarthy gave the details.

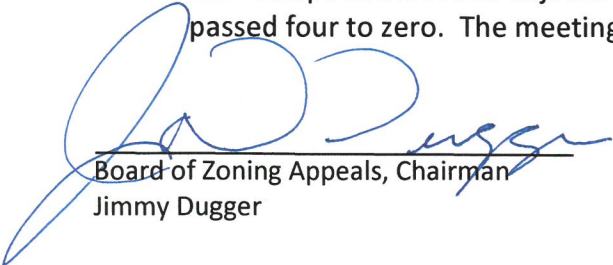
Mr. Ables inquired about previous short term rentals, and Mr. McCarthy gave a brief response.

The forum will be October 23rd.

Mr. Dugger inquired about a quorum. Mr. McCarthy stated if there is no quorum there will not be a meeting, if there is a quorum the meeting will be held.

V1. ADJOURNMENT:

Mr. Campbell moved to adjourn with Mr. Ables seconding. The motion to adjourn passed four to zero. The meeting adjourned at 9:18 a.m.



Board of Zoning Appeals, Chairman
Jimmy Dugger

11.14-2024
Date