

City of Columbia
BOARD OF ZONING APPEALS
November 14, 2024

CALL TO ORDER:

Chairman Jimmy Dugger called the November meeting of the Board of Zoning Appeals for the City of Columbia to order at 9:00 a.m. The meeting was held in the Council Chambers at City Hall.

I. ROLL CALL:

All present and included the following:

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

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

II. APPROVAL OF MINUTES:

The October minutes were presented for approval. Mr. Ables moved to approve the minutes, with Mr. Campbell seconding. The motion to approve the minutes passed four to zero, with Mr. Vrillas abstaining.

III. OLD BUSINESS:

Case #24-0352

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).

*Chairman Dugger asked if these two requests could be heard together.
City Planner Mr. Kevin McCarthy stated from his understanding for City Attorney, Mr. Tim Tisher they have to be heard separately.*

Staff Review:

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

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are both short term rentals. Ms. Robinson is involved in both of these properties. 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. Peden stated that he is asking for an additional deferral. Short term rental is in the process of being re-evaluated by the City and Council, and the outcome of that might affect the need for these to go forward. Mr. Dugger asked Mr. Peden how he felt the meeting went in regards to presenting pluses and minuses for him. Mr. Peden stated that he attended two meetings. The first one was public discussion, and the second one was a joint study session of the Planning Commission and the City Council. He left the second meeting cautiously optimistic. There will be some subsequent revision to the current zoning regulations as it pertains to short term rentals. He requested a deferral.

Mr. Dugger asked Mr. McCarthy for an update on the request. Mr. McCarthy gave an update. Mr. Vrillas moved to approve the deferral request. Ms. Martin asked if the request needed to happen in December or when the Board is able to make a decision. Mr. McCarthy prefer a deferral until the body gets direction on what the Zoning Ordinance will allow. He gave details on deferring. Ms. Martin asked if he recommends that this body review in December. Mr. McCarthy stated that the City Attorney has recommended that this body defer one month at a time. The motion to defer passed five to zero.

Case #24-0351

Request from L. Bruce Peden for Appeal of an Administrative Decision for 623 Crestland Drive, 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).

Staff Review:

Discussion and Motion:

Ms. Martin moved to defer this item, and Mr. Campbell seconded the motion. The motion to defer passed five to zero.

IV. NEW BUSINESS:

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Case #24-0439

Request from Burchell Enterprises, LLC for setback variance in a CD-3 zone (Neighborhood Character District) at 1001 E. 9th Street, being Tax Map 99G Group A Parcel 11.

Staff Review:

Mr. Robert Archibald, gave the details of the staff report. The hardship has not been caused by the applicant owner. Staff support the request, and recommends approval.

Discussion and Motion:

Mr. Burchell, Burchell Enterprises, was present to answer questions. Ms. Martin asked if there were any comments from adjacent property owners. Mr. Archibald stated that a neighbor, Mr. Owens stopped by and stated that he didn't have any issues. Mr. Vrailas asked why on page 5, it couldn't be adjusted. Mr. Archibald stated that it is the uniqueness of the lot. There is a driveway established at the rear. Mr. Burchell discussed the driveway, and trying to keep parking where it is. The discussion included the water comes in from the front, cost effective, the drainage ditch, never had flooding issues, slab, and single family home. Mr. Campbell moved to approve, and Mr. Ables seconded. The motion passed five to zero.

V. OTHER BUSINESS:

Education was discussed.

The Joint Session was discussed.

Mr. Vrailas discussed adding five feet to the variance. Mr. Archibald stated that it was based off what was submitted. Justification was due to the parking, using the existing area, not the cost.

Ms. Martin stated that overall you look at the complexion of the street. The new dwelling is better in line with the adjacent property and their setbacks.

Mr. Dugger asked Mr. Archibald to speak to the single wide. Mr. Archibald addressed it for clarification.

Mr. Vrailas stated that it is an odd lot.

Mr. Dugger inquired about the things that might go to this Board. Mr. McCarthy addressed the future changes, and options per the discussion from the previous Planning Commission meeting.

Mr. Dugger asked about training for the Board for new items that may be coming.

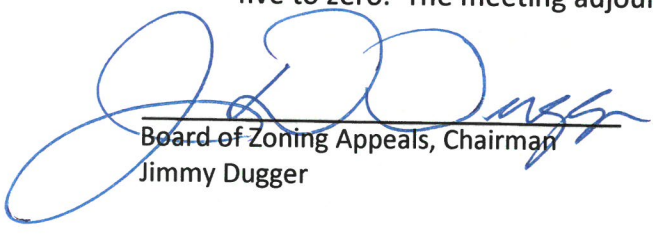
Mr. Vrailas asked if churches are still required to have conditional use permits.

Mr. McCarthy gave the details.

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V1. ADJOURNMENT:

Mr. Ables moved to adjourn with Mr. Vrailas seconding. The motion to adjourn passed five to zero. The meeting adjourned at 9:30 a.m.



Board of Zoning Appeals, Chairman
Jimmy Dugger

12-12-2024
Date