

City of Columbia
BOARD OF ZONING APPEALS
December 12, 2024

CALL TO ORDER:

Chairman Jimmy Dugger called the December 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:

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. Paul Keltner, Director of Development Services
 Mrs. Sandra Richardson, Recording Secretary
 Mrs. Melissa Sanders, Planner I

II. APPROVAL OF MINUTES:

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

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).

Staff Review:

Mr. Archibald gave the details of the staff report. Mr. Peden is requesting a continuous deferral.

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. He is asking that the Board defer both of these items until.

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Discussion and Motion:

Mr. Burce Peden was present to answer questions. Mr. Peden started with a disclosure and a disclaimer and an apology to this Board. He discussed his diagnosis of Meniere's disease, and a hearing issue. His position on this item and the next item is the same. The recommendation has been made for the City Council concerning short term rentals. If he knew that the recommendation would stand and would not be changed at City Council, he would simply withdraw these appeals. With that not being final he cannot do that, so he is asking the Board to defer item one of old business, and to save time he will make the same presentation for item two when you get to it. If the deferral is not granted he is prepared to go forward. Mr. Dugger stated that the Board has been told by legal counsel that we have to discuss each item one at a time. Mr. Campbell moved to defer, and Ms. Martin seconded. The motion passed four to zero.

Case #24-0351

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).

Staff Review:

Discussion and Motion:

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

Mr. Dugger stated to make sure that everybody understands the motion goes to City Council the third week in January. It will be voted on in January, and then in February, and it will be voted on by this Board in the month of March.

IV. NEW BUSINESS:

Case #24-0480

Request from Bobby Lovell for height variance located at 1940 Oakland Parkway for an industrial building.

Staff Review:

Mr. Robert Archibald, gave the details of the staff report. This is a variance request in reference to the building height. Staff will support the applicant's request.

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Discussion and Motion:

Mr. Bobby Lovell, Lovell Construction, was present to answer questions. Ms. Martin asked if there are other buildings in the areas that match this height. Mr. Archibald confirmed yes there are other buildings in the area that are relative to the height. Mr. Archibald pointed out that notices were sent out to the public. There was a gentleman that called with the concern of lighting. Ms. Martin asked if consideration was given to the color of the exterior on the building. The other buildings blend with the landscape. Mr. Lovell stated that it will be like the other buildings, it will be a solid white like the other buildings. Mr. Campbell moved to approve, and Ms. Martin seconded. The motion to approve passed four to zero. Mr. Archibald stated that he will send comments to Mr. Lovell in reference to this meeting.

Case #24-0499

Request from James Finney for a setback variance on a constructed building located at 121 East James Campbell Boulevard.

Staff Review:

Mr. Robert Archibald, gave the details of the staff report. This is a variance request for a rear yard setback of 20 feet. The building was built without permit.

Discussion and Motion:

Mr. Andy May, with Andy May Construction, Georgia, was present to answer questions. Mr. May discussed their permit process. He stated that they didn't realize the wash bay was not included on the permit, until Mr. Neas came out to perform the final inspection. Mr. Campbell discussed going out to look at this site in reference to drainage. Mr. Campbell moved to approve, and Mr. Ables seconded. The motion to approve passed three to one with Ms. Martin voting nay.

V. OTHER BUSINESS:

Mr. Dugger asked Mr. Keltner, Director of Development Services, to give the Board a report on what happened at the Planning Commission meeting, and how it will affect this Board going forward. Mr. Keltner discussed the details of the meeting. It goes to Council in January, and February. April will be the first month that this Board might see some of the items. Staff estimates that there are between eighty and one hundred conditional uses within the City. There are quite a few that staff believes are in the CD-3 District.

Mr. Campbell discussed seeing a rush initially.

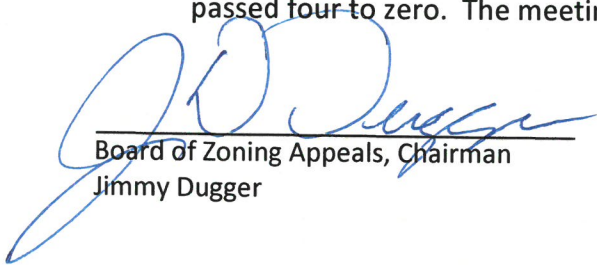
Ms. Martin inquired about the recommendation process by staff in the future.

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Mr. Keltner discussed the process and the opinions of the Board.
Ms. Martin expressed concerns with the short-term rental impact.
Mr. Keltner discussed training.
Ms. Martin asked to have guidelines in the training session in reference to conversations with people in the community.
Mr. Keltner discussed communication options.
Mr. Campbell discussed the Historical Overlay.
Mr. Archibald discussed the Historic Guidelines.
Further discussion included Historic applies to exterior modifications, parking, monitoring, noise, contact person listed on the wall in reference to who's managing the property, a requirement for a local contact, the impact, and Home Occupations.
Mr. Lovell inquired if you would have to have a permit for short term rental, and Mr. Keltner stated yes. Renewable every year. Ms. Martin inquired if staff has looked at other communities. Mr. Keltner stated multiple.

V1. ADJOURNMENT:

Mr. Campbell moved to adjourn with Mr. Ables seconding. The motion to adjourn passed four to zero. The meeting adjourned at 9:53 a.m.



Board of Zoning Appeals, Chairman
Jimmy Dugger

1-10-2025
Date