

City of Columbia
BOARD OF ZONING APPEALS
February 13, 2025

CALL TO ORDER:

Chairman Jimmy Dugger called the February 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

Other attendees: Mr. Robert Archibald, Planner II
 Mr. Austin Brass, Principal Planner
 Mrs. Sandra Richardson, Recording Secretary

II. APPROVAL OF MINUTES:

The January 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, with Ms. Martin arriving late.

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).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Staff Review:

Mr. Dugger read the agenda item. Mr. Archibald gave the details of the carried forward staff report from the previous agenda. Staff requested a deferral at staff level for this appeal of the Administrative Decision. Mr. Archibald stated that he spoke with Mr. Peden before the meeting and he thinks that he will be readily available to accept recommendation from staff. There are STR changes out there as of tonight.

Ms. Martin arrived.

City of Columbia
BOARD OF ZONING APPEALS
February 13, 2025

Discussion and Motion:

Mr. Bruce Peden was present to answer questions. Mr. Campbell asked Mr. Peden if he agreed with Mr. Archibald. Mr. Peden stated that he came this morning, and his client's prepared to go forward. He stated that he asked Mr. Archibald whether or not the City wanted to go forward. He also stated that it is a lot of legal questions involved in these matters. He stated that he had no objection to the deferral. He stated that he would prefer that the City have their attorney present. Mr. Campbell moved to defer. Mr. Martin told Mr. Peden that she was wondering what the nature of the property was today. Mr. Peden stated that the property is still being used as short-term rental. He also stated, that to his understanding, the same thing is taking place all over the City with the other properties as well. Mr. Dugger asked staff do you agree with that comment. Mr. Peden stated that both of these properties are in a Character District 3, he believes. Until late yesterday afternoon it was proposed to permit short term rentals in CD-3's. He also stated that his understanding from the Planning Commission meeting is that they recommended removing the CD-3 from the permitted bases of the short-term rentals. Their case on these two are that they are grandfathered, that is what this appeal is about. He discussed his first meeting on this request, and administrative remedies. The City has been very professional, very courteous, and they've agreed to deferrals and he have no problem accommodating the request. Mr. Dugger stated that we have a motion on the floor, do we have a second. Mr. Ables seconded the motion. The motion to defer 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).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Staff Review:

Mr. Dugger read the agenda item.

Discussion and Motion:

Mr. Peden was present to answer questions. Mr. Campbell moved to defer, and Mr. Ables seconded. The motion to defer passed four to zero.

Ms. Bobbi Richardson stated that she bought the house next door, 621 Crestland. She is just meeting her new neighbors now. She just wanted to see what was going on. She

City of Columbia
BOARD OF ZONING APPEALS
February 13, 2025

has concerns. She is trying to talk to them and see what the logistics are and she just wanted to be here. She wanted to make sure that she is in a comfortable, safe, quiet place. Mr. Dugger stated that there will be more discussion tonight at the City Council if you would like to be here tonight. He also stated that you are on the agenda for tonight. Brenda Kirtley, Ms. Richardson's neighbor stated that she was here to give her support. She stated that they were trying to keep their neighborhood a neighborhood. She stated that she has not had any problems with the other people. They just wanted to know what's going on.

IV. Other Business:

Ms. Martin asked if the agenda for tonight's meeting was on line to preview that. Mr. Archibald stated yes. He thanked everyone for coming today. He stated that the meeting tonight will be live streamed as well if you can't make it to the meeting. STR (Short Term Rental) provisions will be discussed more in depth. Those recommendations made by the Planning Commission to continue to allow in certain zones in CD-4, CD-4C, CD-5, CD-5C which is more Urban Residential Character Districts with the retraction of one portion of the limited standard required it to be owner occupied. That was the recommendation sent to the City Council to be discussed tonight. However, that is subject to change, that is the reason staff asked for a deferral. It still will not permit short term rental in Character Districts CD-2, CD-3, and CD-3L which you reside in. In the Ordinance now it is not allowed, the recommendation is moving to the City Council does not open that up to be allowed in that area, but it will be discussed.

Ms. Martin inquired about viewing the City Council agenda and items on the web site.

Mr. Archibald stated it is on our Public Portal.

Mr. Dugger inquired about Education.

Mr. Brass will get back with the Board. Ms. Sanders keeps up with this. There will be more education sessions by the City.

There will be a Principal Planner coming aboard, and will help with education. Mr. Robert Archibald was promoted to Principal Planner.

Mr. Dugger still would like the short-term rental education session.

Mr. Vrailas has been removed from the Board, since he has moved to Hampshire. You have to be a resident of the City of Columbia to be on the Board.

Mr. Dugger would like to have some recognition for him. He was on the Board 15 years, and lived outside City limits. He has been an honored member of this board.

Ms. Martin stated that while Mr. Vrailas has not lived in the City, he has property inside the City. Mr. Dugger stated that he had a discussion with legal Counsel about that. He asked Mr. Brass to explain the process.

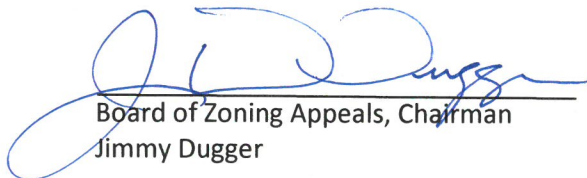
Mr. Brass stated that it is well outlined within the Zoning Ordinance. It is under membership, and where membership status is. In the Zoning Ordinance it does specifically state that you have to be a physical resident of Columbia to serve on any Board within the City.

City of Columbia
BOARD OF ZONING APPEALS
February 13, 2025

Mr. Dugger stated that the Chair would entertain a motion that we request Mayor Molder to form a congratulatory or thank you to present to Mr. Vrailas at this function or regular council meeting at some point. Ms. Martin asked if Mr. Dugger would like to state that as a request or suggestion, and the City can give their due diligence. This way it can happen the way it needs to happen. Mr. Dugger stated that he was making that suggestion. Mr. Dugger stated that the Chair would entertain a motion, and Ms. Martin stated so moved, and Mr. Ables seconded. The motion passed four to zero.

V1. ADJOURNMENT:

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


Board of Zoning Appeals, Chairman
Jimmy Dugger

3-12-2025
Date