



The Columbia Board of Zoning Appeals will meet on Thursday, May 15, 2025 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 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. Other Business
- V. Adjourn

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

The 2025 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.



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

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](https://www.cityofcolumbia.com/Permitting)  
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)<sup>1</sup> 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](mailto: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.

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<sup>1</sup> 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

*L. Bruce Peden*

\_\_\_\_\_  
APPLICANT SIGNATURE

*Aug 8, 2024*

\_\_\_\_\_  
DATE

Sunset Properties LLC

\_\_\_\_\_  
PROPERTY OWNER NAME

*Mercedes Robins*

\_\_\_\_\_  
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

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**APPEAL OF ADMINISTRATIVE DECISION**

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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 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

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

William

10/28/21

PLEASE BE CAREFUL WHEN ENTERING THE ROOM TO PREVENT ACCIDENTS. 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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Bye English 7/12-19 2021



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Blake Lovell 8/13/24

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7/31/21  


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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: 075M    Group: B    Parcel: 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: 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**

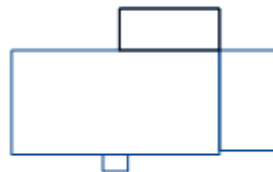
Deed Acres: 0    Calculated Acres: 1    Total Land Units: 1

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/Millwork:  
 03 - AVERAGE  
 Interior Finish:  
 10 - PANEL-PLAST-DRYWALL  
 Bath Tiles:  
 04 - FLOOR-1/2 WALL  
 Shape:  
 01 - RECTANGLE

**Building Sketch**



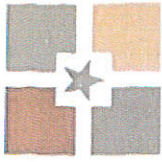
Stories:  
 1.00  
 Actual Year Built:  
 1970  
 Plumbing Fixtures:  
 5  
 Condition:  
 AV - AVERAGE  
 Floor System:  
 04 - WOOD W/ SUB FLOOR  
 Roof Cover/Deck:  
 03 - COMPOSITION SHINGLE  
 Floor Finish:  
 10 - HARDWOOD-TERR-TILE  
 Paint/Decor:  
 03 - AVERAGE  
 Electrical:  
 03 - AVERAGE  
 Structural Frame:  
 00 - NONE

**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**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
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

(931) 560-1560

Site Location: 623 Crestland Dr



Entire home

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

Exceptional

**BEFORE THE CITY OF COLUMBIA BOARD OF ZONING APPEALS**

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

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**APPEAL OF ADMINISTRATIVE DECISION**

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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**

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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

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

Will Cam

10/28/21

PLEASE BE CAREFUL AND USE THE RUGS TO PREVENT SLIPS AND FALLS. OTHER NON-SLIP MATS ARE PROVIDED FOR YOUR USE ALSO.

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*Yage J* 6-25  
to  
6-27  
2021

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Pre English 7/12-19 2021



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Blake Lovell 8/13/24

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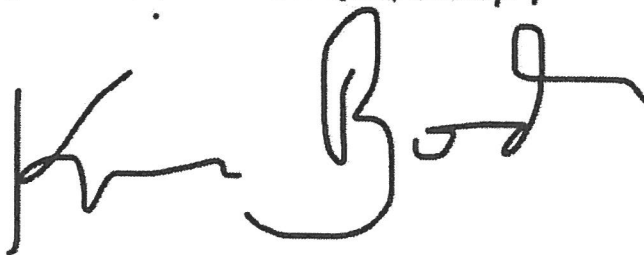
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7/31/18  


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Heather  
Zover 9-11-21

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

Current Owner

**CRESTLAND DR 623**

City Map: 075M Group: B Parcel: 005.00 PI: 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

**Additional Information**

Block: 32 Lot: 32  
 City: COLUMBIA  
 Special Service District 2: 000  
 Neighborhood: C50  
 Number of Mobile Homes: 0  
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC  
 Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS  
 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

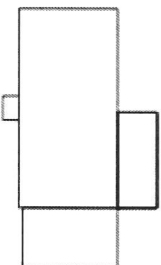
**Residential Building #: 1**

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:**

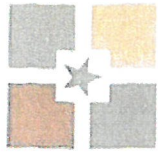
00 - NONE

**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	1 - 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



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)<sup>1</sup> 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](mailto: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.

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<sup>1</sup> 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

*L. Bruce Peden*

\_\_\_\_\_  
APPLICANT SIGNATURE

*Aug 8, 2024*

\_\_\_\_\_  
DATE

Sunset Properties LLC

\_\_\_\_\_  
PROPERTY OWNER NAME

*Mercedes Robinson*

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

*08/07/2024*

\_\_\_\_\_  
DATE