



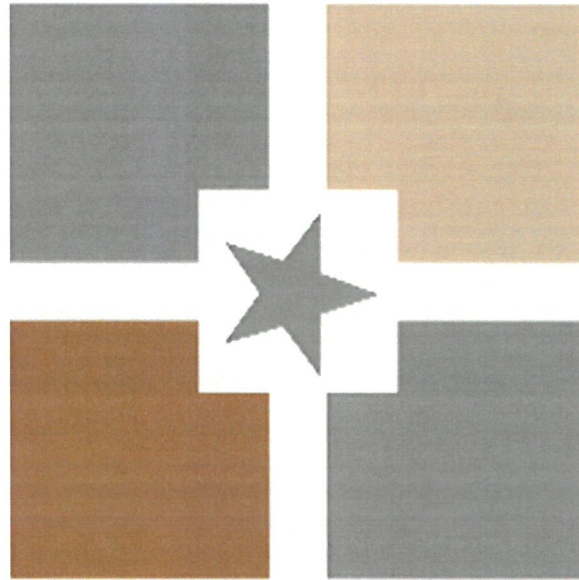
The City of Columbia Housing Board of Adjustments and Appeals will meet on Thursday, September 25, 2025 at 4:00 PM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

- I. Roll Call
- II. Approval of Minutes
- III. New Business
  1. Request to approve demolition of a structure at 1311 Galloway Street, being [Tax Map 100L Group B Parcel 27](#).
- 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.

For other questions, please contact the Department of Development Services at 931-560- 1560.

CITY OF COLUMBIA



T E N N E S S E E

**Development Services Department**

**Housing Board of Adjustments and Appeals**

**September 25, 2025**

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2) 8/28/2025 Minutes

3) Docket # HBA-2025-004, 1311 Galloway St.

4) Other Business



DEVELOPMENT SERVICES

## **AGENDA**

The City of Columbia Housing Board of Adjustments and Appeals will meet Thursday, September 25, 2025, at 4:00 PM in Council Chambers (basement) at City Hall, 700 N Garden Street, to consider the following items of business:

- 1) Roll Call
- 2) Approval of Minutes
- 3) New Business
  1. Request to approve demolition of structure at 1311 Galloway St, [being Tax Map 100L Group B Parcel 027.00](#)
- 4) Other Business
- 5) Adjourn

*Anyone requesting accommodations due to disabilities should contact Wanda McClain at 931-560-1570 prior to the meeting.*

The Housing Board of Adjustments and Appeals met at City Hall, 700 N Garden St, basement floor, Council Chambers at 4:00 p.m., Thursday, August 28, 2025.

Chairman, Mike Ford called the meeting to order at approximately 4:00 p.m., and roll call was taken. Members present were Chairman, Mike Ford; Board Members: Kevin Whitehead, Joe Williams, and Sarah Barry. Also present from the City of Columbia were Travis Neas, Chief Building Official; Milabeth Steitz, Housing Board Secretary and Carol Brooks, Codes Enforcement Officer.

**Approval of Minutes:** A motion was made by Joe Williams to approve the minutes from April 24, 2025, meeting and the motion was seconded by Kevin Whitehead. All members present voted aye. Motion passed. Minutes approved.

**The following agenda items were discussed:**

**HBA-2025-002, 307 N High St.** – The Owner Fontaine Abdumutalugli Farruhbek Etal Marufjon & Abdumutal Raimkulov were not present.

**HBA-2025-003, 506 W 5<sup>th</sup> St.** – The owner’s daughter was present.

The City of Columbia Codes Division recommends the structure located at 307 N High St. to be demolished and the property cleared of debris.

A motion was made by Kevin Whitehead to demolish the structure, and the motion was seconded by Joe Williams. Motion passed.

The City of Columbia Codes Division recommends the structure located at 506 W 5<sup>th</sup> St. to be demolished and the property cleared of debris. The daughter of the property owner was given 30 days to retrieve a Demolition permit and an additional 60 days for removal. A follow-up meeting will occur as needed.

A motion was made by Joe Williams to allot the time granted to retrieve the Demolition permit, remove the structure and debris from the property. The motion was seconded by Mike Ford. Motion passed.

Meeting adjourned at 4:11 p.m., Thursday, August 28, 2025.

## **Docket Number: 2025-004**

### **Property Information:**

1311 Galloway St. (100L B 027.00 000)

MAYO GEORGE T III ETUX WILLA D

### **General Review:**

The City of Columbia is requesting for the residential structure to be demolished and the property cleared of debris. The repairs, alterations, and improvements of the structure cannot be made for less than 75% of the value of the structure.

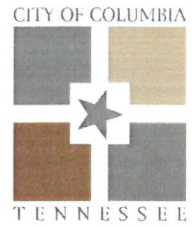
The home at 1311 Galloway Street was condemned on 7/3/2025 due to a structure fire. The property owners of record per the tax card are deceased. The City and County taxes have not been paid for three years. The certified mail was returned as undeliverable. The notification documents were posted on the property. In addition to the standard supporting documents. We have added the obituaries of the property owners and the tax records for non-payment.

#### Supporting Documents:

1. Fire Damage letter Posted on the Structure 7/3/2025
2. Housing Board notice posted on the structure 7/17/2025
3. Property Tax Card
4. Unpaid tax notice for the City and County
5. Certified mail returned
6. Pictures of the structure
7. Obituaries of the registered property owners



Development Services



July 3, 2025

George T III Etux Willa D Mayo  
1311 Galloway St  
Columbia, TN 38401

RE: **FIRE DAMAGE, 25-1653-PRP**

**1311 Galloway St**  
**100L B 027.00**

Dear Property Owner:

It has come to our attention that a fire has occurred at your property, located at **1311 Galloway St, 100L B 027.00**. In order to ensure the safety and wellbeing of the general public, we need to know your intent in regard to this property. Depending on the type of damage incurred, it may be necessary for you to obtain a building permit to make the needed restorations. If you have experienced a total loss, a demolition permit will be required to remove any remaining structure.

**Please call our office at 931-560-1540 to discuss your intentions and to schedule an inspection within (10) days. Unless previous arrangements have been made, I will recheck the property on 7/14/2025. Depending on the damage, a Housing Board meeting may take place to discuss and/or proceed with the demolition process.**

Sincerely,

A handwritten signature in blue ink that reads "Carol Brooks".

Carol Brooks  
Code Enforcement Officer

*Something Good Around Every Corner*

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



**July 17, 2025**

**Name: George T III Etux Willa D Mayo**  
**Address: 1311 Galloway St**  
**Columbia TN 38401**

**Re: 1311 Galloway St                      100L B 027.00**

Dear Property Owner,

It has come to my attention that the above referenced property is in violation of the *2018 International Property Maintenance Code* which is adopted and enforced by the City of Columbia. The violations are listed below:

Code Section	Violation(s)
IPMC 304.6 Exterior Walls Shall Be Maintained	One or more of the exterior walls and interior on this premises has been damaged due to a structure fire located at 1311 Galloway Street. A Fire Damage Letter was sent to the current listed property owner 7/3/2025.
IPMC 304.13.1 Glazing	Building Exterior All glazing materials shall be maintained free from cracks and holes.
IPMC 305.4 Stairs and Walking Surfaces Must Be Maintained	One or more walking surfaces the porch and walking surfaces inside the structure have been damaged due to a structure fire.
IPMC 305.5 Handrails and Guards Must Be Maintained	One or more handrails or guards, in particular the front steps and porch are not firmly fastened or are not capable of supporting normally imposed loads due to a structure fire.
IPMC 304.13 Window, Skylight and Door Frames Must Be Maintained	One or more windows; doors; frames, have been damaged due to a structure fire.
IPMC 304.2 Exterior Surfaces Must Be Maintained	All exterior surfaces, including but not limited to, [doors; door and window frames; cornices; porches; trim; balconies; decks; fences] shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by [painting; other protective covering; other treatment].
IPMC 304.7 Roofs and Flashing Must Be Maintained.	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

*Something Good Around Every Corner*

City Hall    700 North Garden Street    Columbia, Tennessee 38401    Phone 931.560.1560



## Demolition Inspection Results

The findings of this office are that the repairs, alterations and improvements cannot be made for less than 75% of the value of the structure. Violations of this type are a public nuisance, as well as potentially dangerous to the public at large. This building(s) shall be demolished and the property cleared of debris.

As per Section 111.1 of the 2018 edition IPCM you are allowed a right to an appeal. A meeting has been scheduled before the Housing Board of Adjustments and Appeals. As the owner, it is recommended you appear in regards to these matters. We also suggest that you bring the following items; a current property appraisal or tax record, and at least two reliable estimates from licensed contractors as to the cost of repairs in order to bring the structure up to code Housing Board will meet on this matter:

Date/Time: @ 4:00 pm September 25, 2025		Sincerely,
Location:	700 N Garden St City Hall Basement Conf. Room A	<i>Carol Brooks</i>
		Carol Brooks Code Enforcement Officer

<b>PROPERTY ADDRESS:</b>	<b>MAP &amp; PARCEL NUMBER:</b>	<b>OWNER:</b>
1311 Galloway St	100L B 027.00	George T III Etux Willa D Mayo
<b>DATE:</b>	<b>TIME:</b>	<b>CODES INSPECTOR:</b>
7/3/2025		Carol Brooks
<b>FIRE DAMAGE: YES</b>	<b># OF PHOTOGRAPHS: 5</b>	<b>CONDEMNATION PLACARD POSTED: YES</b>

*Something Good Around Every Corner*

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560

**Tennessee Property Assessment Data - Parcel Details Report** - <https://assessment.cof.tn.gov/>

<b>Maury (060)</b>	Jan 1 Owner	Current Owner	<b>GALLOWAY ST 1311</b>		
<b>Tax Year 2025   Reappraisal 2022</b>	MAYO GEORGE T III		Ctrl Map:	Group:	Parcel:
	ETUX WILLA D		100L	B	027.00
	1311 GALLOWAY ST		PI:		SI:
	COLUMBIA TN 38401				000

**Value Information**

Land Market Value: \$38,000  
 Improvement Value: \$113,700  
 Total Market Appraisal: \$151,700  
 Assessment Percentage: 25%  
 Assessment: \$37,925

**Additional Information**

**General Information**

Class: 00 - Residential	City: COLUMBIA
City #: 156	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: C08
District: 09	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS	

**Residential Building #: 1**

**Improvement Type:**  
01 - SINGLE FAMILY  
**Exterior Wall:**  
04 - SIDING AVERAGE  
**Heat and AC:**  
8 - HEAT AND COOLING PKG  
**Quality:**  
1 - AVERAGE  
**Square Feet of Living Area:**  
1344  
**Foundation:**  
02 - CONTINUOUS FOOTING  
**Roof Framing:**  
02 - GABLE/HIP  
**Cabinet/Millwork:**  
03 - AVERAGE  
**Interior Finish:**  
07 - DRYWALL  
**Bath Tiles:**  
00 - NONE  
**Shape:**  
01 - RECTANGLE

**Stories:**  
1.00  
**Actual Year Built:**  
1900  
**Plumbing Fixtures:**  
3  
**Condition:**  
AV - AVERAGE  
**Floor System:**  
04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
09 - HARDWOOD/PARQUE  
**Paint/Decor:**  
03 - AVERAGE  
**Electrical:**  
03 - AVERAGE  
**Structural Frame:**  
00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	13X22	286

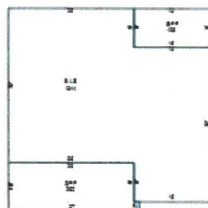
**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/19/1973	\$0	549	230		-	-

**Land Information**

Deed Acres: 0      Calculated Acres: 0      Total Land Units: 1  
 Land Code      Soil Class      Units  
 01 - RES           1.00

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,344
EPF - ENCLOSED PORCH FINISHED	128
OPF - OPEN PORCH FINISHED	262

Save and Close X Delete

More Options

General | Parcel Detail | Document Management | Audit

Case Number: 60CH1-2025-DT-1

Owners: Mayo George T Iii Etux Willa D

Tax Year Agency: 2023 - City Real Property Tax

Dst *	Map *	No	Grp	Ctl *	Mp	Parcel *	ID	Spec Int
9	100	L	B	100	L	27.00		0

Parcel Number: [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

Previous Parcel: [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

Public Utility Number: [ ]

- Options
- Fees
  - Parties
  - Taxing Agencies
  - Transactions
  - Trial Balance

Parcel Number has been changed

Disposition: (None) v

Scheduled Sale Date: [ ]

Trustee Receipt Number: 12400

Land Value: \$38,000.00

Improvement Value: \$113,700.00

Personal Property Value: \$0.00

Total Value: \$151,700.00

Assessed Value: \$37,925.00

Assessed Percent: 0.00%

Tax Rate: 0.83%

Rollback Year: [ ]

Equalization Factor: 0.00%

Current Tax Amounts

If Paid By Date: 8/5/2025

Tax Amount: \$313.00

Rollback Amount: [ ]

Total Amount: \$313.00

Interest/Penalty Amount: \$56.34

Other Costs: \$75.30

Partial Pay Amount: [ ]

Total Due: \$444.64

Bankruptcy

WARNING SOLD

Notes:

- Tasks
- Add Document
  - Add Land Sale
  - Add Reminder
  - Add Rule Docket Entry
  - Change Taxing Agency
  - Print Blank Documents
  - Print Cost Bill Report
  - Receipting
  - Void Parcel

OK Cancel

Save and Close

Delete

More Options

General

Parcel Detail

Document Management

Audit

Case Number: 60CH1-2025-DT-2

Owners: Mayo George T Iii Etux Willa D

Tax Year Agency: 2023 - County Real Taxes

Dst *	Map *	No	Grp	Ctl *	Mp	Parcel *	ID	Spec Int
9	100	L	B	100	L	27.00		0

Parcel Number: [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

Previous Parcel: [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

Public Utility Number: [ ]

Options

- Fees
- Parties
- Taxing Agencies
- Transactions
- Trial Balance

Parcel Number has been changed

Disposition: (None) v

Scheduled Sale Date: [ ]

Trustee Receipt Number: 31045

Land Value: \$38,000.00

Improvement Value: \$113,700.00

Personal Property Value: \$0.00

Total Value: \$151,700.00

Assessed Value: \$37,925.00

Assessed Percent: 0.00%

Tax Rate: 1.91%

Rollback Year: [ ]

Equalization Factor: 0.00%

Current Tax Amounts [ ]

If Paid By Date: 8/5/2025

Tax Amount: \$724.00

Rollback Amount: [ ]

Total Amount: \$724.00

Interest/Penalty Amount: \$195.48

Other Costs: \$116.40

Partial Pay Amount: [ ]

Total Due: \$1,035.88

- Bankruptcy
- WARNING SOLD

Notes:

Tasks

- Add Document
- Add Land Sale
- Add Reminder
- Add Rule Docket Entry
- Change Taxing Agency
- Print Blank Documents
- Print Cost Bill Report
- Receipting
- Void Parcel

OK Cancel

4A  
E E

After Five Days Return to:

**CITY OF COLUMBIA**  
700 NORTH GARDEN STREET  
COLUMBIA, TENNESSEE 38401  
Return Service Requested

**CERTIFIED MAIL**



NASHVILLE TN 370  
17 JUL 2025 PM 6 L

FIRST-CLASS



US POSTAGE **\*\*FITNEY BOWES**

ZIP 38401 \$ **010.73<sup>0</sup>**  
02 7W  
0008031888 JUL 17 2025

7022 0410 0001 4744 8516

*IA*

*John Mayo  
1709 N main St  
Columbia TN 38401*

NIXIE 372 DE 1 0007/22/25  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD  
BC: 38401322400 \*1359-00140-17-30  
NSN  
38401322400

NIXIE 372 FE 1  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 38401322400 \*3059-02  
ANK  
384013224

FIRST-CLASS  
NONAUTO  
PRSR LTR



US POSTAGE **\*\*FITNEY BOWES**

ZIP 38401 \$ **000.64<sup>4</sup>**  
02 7W  
0008031888 JUL 17 2025

July 16, 2025

George T III Etux Willa D Mayo  
1311 Galloway St  
Columbia, TN 38401

3840133635 C013



July 3, 2025

George T III Etux Willa D Mayo  
1311 Galloway St  
Columbia, TN 38401

3840133635 C013

NIXIE 372 FE 1 0007/22/25  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 38401322400 \*1547-11610-03-40













# Willa Dean Potts Mayo

October 7, 1949 — June 7, 2010

View Video Tribute View Funeral Webcast Willa Dean Potts Mayo, 60, resident of Galloway Street, died Monday, June 7, 2010 at Maury Regional Medical Center. Funeral services will be conducted Wednesday at 10:00 a.m. at Oakes & Nichols with Rev. Russell Ward officiating. Burial will follow in Rose Hill Cemetery. The family will visit with friends Tuesday from 4:00 to 8:00 p.m. at the funeral home. Notes of sympathy may be sent to the family at [www.oakesandnichols.com](http://www.oakesandnichols.com). The Maury County native was the daughter of the late O. G. Potts and Jewell Medley Potts. She was a 1968 graduate of Columbia Central High School and completed nurses training at Maury County Hospital. She was employed at Maury Regional as a Licensed Practical Nurse. Mrs. Mayo was a member of Calvary Baptist Church. Survivors include her husband of 40 years, George Thomas Mayo, III of Columbia; two sons, George Thomas (Tina) Mayo, IV of Wichita, Kansas, John Benjamin (Kim) Mayo of Columbia; two brothers, Frank (Deena) Potts and Michael Potts both of Columbia; one sister, Ann (Mark) Westmoreland of Columbia; five grandchildren, Rowen Thomas Mayo, Reagan Olivia Mayo, River Bryce Mayo, Gabriel Alexis Mayo, Keegan Ansleigh Mayo; and several nieces and nephews. Pallbearers will be Mark Westmoreland, Jr., Roy Potts, Steven Westmoreland, Casey Potts, Michael John Potts, Larry Johnson and Johnny Davis.

# George Thomas Mayo, III

September 6, 1947 – February 2, 2020

George Thomas Mayo, III, retired maintenance mechanic at Essex Corporation for 24 years, died Sunday, February 2, 2020 at his residence on Galloway Street. Funeral services will be conducted Friday at 2:00 P.M. at Oakes & Nichols Funeral Home with Brother Chris Ball officiating. Burial will follow in Rose Hill Cemetery with military honors provided by Herbert Griffin American Legion Post 19. The family will visit with friends Thursday from 4:00 P.M. – 8:00 P.M. at the funeral home. Condolences may be extended online at [www.oakesandnicols.com](http://www.oakesandnicols.com). Born September 6, 1947 in Maury County, he was the son of the late George Thomas Mayo and the late Okalene Weatherford Mayo. He graduated Culleoka High School in 1965 and attended the University of Tennessee for one year. He served in the United States Army as a radio operator during the Vietnam War from 1966-1968. On June 6, 1970, he married Willa Dean Potts, whom preceded him in death on June 7, 2010. Mr. Mayo was an avid Tennessee Volunteers fan and enjoyed fellowshiping with friends at Bucky's and Kathy's Restaurants. Mr. Mayo was a long time member of Calvary Baptist Church. Survivors include his sons, George Thomas (Tina) Mayo, IV of Wichita, Kansas; John Benjamin (Kim) Mayo of Hampshire, Tennessee; brothers, Joseph "Joey" Mayo of Columbia; sister, Sarah Lynn Mayo of Columbia; grandchildren, Rowen Mayo, Reagan Mayo, River Mayo, Keegan Mayo, Bentley Mayo, Gannon Mayo, and Blayke Mayo; and several nieces and nephews. In addition to his parents and his wife, he was preceded in death by his brothers, Stanley Mayo and Charlie Mayo; and granddaughter, Tanner Willadean Mayo. Active pallbearers will be Chris Mayo, Mike Potts, Roy Potts, Michael John Potts, Steven Westmoreland, and Frank Potts.