

City of Columbia
BOARD OF ZONING APPEALS
August 18, 2025

CALL TO ORDER:

Chairman Jimmy Dugger called the August Special Session 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. Kristen Newton
 Ms. Debbie Wiles

Other attendees: Mr. Austin Brass, City Planner
 Mr. Jeremy Humphrey, Planner II
 Mrs. Sandra Richardson, Recording Secretary
 Mr. Charles Rush, Principal Planner

Mr. Dugger introduced the new members Ms. Debbie Wiles, and Ms. Kristen Newton.

II. APPROVAL OF MINUTES:

The July minutes were presented for approval.

Mr. Campbell moved to approve of the minutes, with Mr. Ables seconding. The motion to approve the July minutes passed three to zero, with Ms. Newton, and Ms. Wiles abstaining.

*Mr. Dugger stated that we need a request to move item IV. 3 to Item I
Mr. Ables made the motion and Mr. Campbell seconded the motion. The motion to
move item IV. 3 to Item 1 passed five to zero.*

Case #25-0252

Request from John Davis for Variance approval of the secondary Frontage setback at 517 Hill Street, being Tax Map 89M Group F Parcel 17, a CD-3 (Neighborhood Character District) zoned property.

Staff Review:

Mr. Jeremy Humphrey gave the details of the staff report.

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Discussion and Motion:

Ms. Tomeki Armstrong, 417 Caldwell Drive, was present to answer questions. Tanner Beck Attorney with Legal Aid, was present representing Ms. Armstrong. Mr. Campbell discussed the new and old zoning ordinance. Mr. Campbell moved to approve. Ms. Wiles seconded the motion. The motion to approve passed five to zero.

III. OLD BUSINESS:

Case #25-0208

Request from David A. Pike for extension of a Conditional Use approval for a wireless telecommunications facility at 1616 Harley Davidson Boulevard, being a CD-4C (General Urban Corridor Character District) property.

Staff Review:

Mr. Dugger read the agenda item. Mr. Rush stated that the applicant has requested to defer this request.

Discussion and Motion:

Mr. Robert was present to answer questions. He discussed ATT & American Tower. ATT equipment is on the tower and on the ground. The new site will be inservice by the end of this month. Their goal is to avoid any service interruptions. They have had a lot of obstacles and roadblocks. American Tower told ATT that they had secured a new site. This never happened. ATT at one time built towers themselves. They are days away from a new tower, and they asked for a little more time.

Mr. Rush referred to page five. The approval will expire on December 2025. Mr. Campbell moved to approve, and Mr. Ables seconded. The motion to approve passed five to zero. Mr. Dugger asked what will make a difference in this community when this is done. The representative stated that it will give a greater range of service. It is designed to connect around the world.

IV. NEW BUSINESS:

Case #25-0250

Request from Ashley Runions for Conditional Use approval of a Major Home Occupation located at 210 Richmond Drive, being Tax Map 113I Group B Parcel 11, a CD-3L (Neighborhood Large Lot Character District) zoned property.

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Staff Review:

Mr. Dugger read the agenda item. Mr. Humphrey gave the details of the staff report. Staff recommended denial of this request. There were three neighbors not in agreement with this request.

Discussion and Motion:

Ashley and Nathan Runions, 210 Richland Drive, were present to answer questions. Mr. Runions stated that they plan to build the shed. Instead of having two buildings, it will only be one. They will put a lawn mower, and golf cart in it with a wall up. They will have plenty of parking and only one customer at a time. Six customers per week. Wife plans to work part time. Mr. Campbell asked if they would build the building or bring it in. Mr. Runions stated that it will be brought in pre-built.

Mr. Humphrey stated that the reason why this request is taking place is because it is in an accessory building and that is why it is a Major Home Occupancy item. Further discussion included residential code, international code, shed, it will have to meet all the codes, one structure for storage, having a wall up, and cost. Mr. Dugger asked if it is done properly, will they have to come back to this Board. Mr. Humphrey explained the process. He referenced the last page of his staff report. Mr. Dugger stated that there are 10 items. Mr. Dugger read the conditions. Mr. Dugger asked the client if the Board is willing to go forward if he was willing to meet all of these. Mr. Runions stated yes. He also stated that they have plenty of parking in the back. Mr. Rush stated that parking has to be on a hard surface. Mr. Humphrey explained that it has to also meet those codes. Further discussion included cost factor, and meeting the codes. Mr. Dugger read the staff options. He also discussed deferring to give them more time to get more data together. Ms. Newton further explained and recommended looking at the cost. Ms. Wiles discussed pausing and looking at the cost. Mr. Brass discussed what had been suggested for clarification. Mr. Humphrey explained the recommended denial. Mr. Runions asked if the storage area is a problem. Mr. Campbell explained that the wall, not being a firewall, will be an issue. Further discussion included building to standards, coming back with an approved drawing, conditional use for the barber shop to be there, business onsite, conditions, operating hours, lower density, CD-3L character district of a residential type of neighborhood. CD-2 is the most rural, CD-3L, adding a lot of cost, and the applicant stated that they would like to defer. Mr. Rush recommended having a discussion with Mr. Travis Neas to get clarifications. Additional discussion included the barber shop, avenues to explore, conforming, clearly designed space, shed, full commercial building, conflict, bringing the drawings to this board, approvals, conditional use, and options. Mr. Dugger discussed if it was denied. Ms. Newton discussed limiting hours and how to control the use. Mr. Brass further explained. He discussed the big picture of what the Commission is being tasked with, is if the barber shop is appropriate. Mr. Dugger asked the applicant what they would like to do. The applicant stated defer, and they would set the time and Ms. Pike stated that they would set hours. Mr.

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Humphrey stated that they will be given the opportunity whether they want to come back to this board or if they want to withdraw. Mr. Dugger asked the applicant what they wanted to do, and they stated defer. Mr. Campbell moved to defer. Mr. Ables seconded. The motion to defer passed five to zero.

Case #25-0266

Request from Ben Kroeger for Variance approval of a side yard setback at 1603 Columbia Avenue, being Tax Map 100L Group P Parcel 26, a CD-3 (Neighborhood Character District) zoned property.

Staff Review:

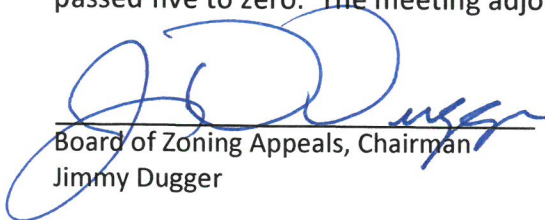
Mr. Dugger read the agenda item. Mr. Dugger stated that the applicant had requested to defer and there was nothing else to do. The applicant was not present.

V. OTHER BUSINESS:

Mr. Dugger called for education. Mr. Dugger addressed the guest.
Mr. Brass explained that when an applicant is not present there should be no discussion. Mr. Brass explained that the minutes are online for review, and he discussed packets also. Staff post everything online.
For Education, Ms. Sanders keeps up with that. Staff will present an educational session.
Mr. Dugger stated that as a chair, he didn't want this Board to do anything wrong. The Power of 10 will be in November.
Mr. Dugger welcomed the new members.

V1. ADJOURNMENT:

Mr. Campbell moved to adjourn, and Mr. Ables seconded the motion. The motion to adjourn passed five to zero. The meeting adjourned at 9:52 AM.


Board of Zoning Appeals, Chairman
Jimmy Dugger

9-11-2025
Date