

City of Columbia
BOARD OF ZONING APPEALS
December 11, 2025

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
 Ms. Kristen Newton
 Ms. Debbie Wiles

Absent was: Mr. Jimmy Dugger

Other attendees:

Mr. Austin Brass, City Planner
Mr. Jake Hubbell, City Attorney
Mr. Jeremy Humphrey
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 of the minutes, with Ms. Wiles seconding. The motion to approve the November minutes passed four to zero.

III. New Business

1. Case #25-0421

Request from 9th & Main LLC for Variance approval regarding screening requirements in Article 4 Table 4.3.1.J for a SD-LI (Light Industrial Special District) property located at 200 Cemetery Avenue, being Tax Map 99I Group D Parcel 25.

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Staff Review:

Mr. Eddie Ables-Vice Chairman read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff report. He presented the history in the report.

Discussion and Motion:

Mr. Sam Gray was present to answer questions. He stated, "to be clear, outdoor storage is an approved use in SDLI, correct?" Mr. Brass stated "yes", and explained requirements. Mr. Gray stated that he had a handout of historical pictures of the property that didn't get uploaded in time. He discussed the pictures. Ms. Wiles inquired about the fencing. Mr. Gray stated that the fencing is "across the front". He explained that the red line in the photos is the existing fence, the green is the required location of the street screen. Ms. Newton asked him to clarify that the fencing is beyond fifteen feet. Mr. Gray stated "yes". Ms. Newton asked about the sides on Pencil Avenue as well. Mr. Gray stated that "on Pencil Avenue yes, the adjacent property is industrial use as well, and residential use beside it". Mr. Gray stated that "in lieu of landscaping they are proposing screening, like on Carmack with slats". Mr. Brass discussed the Ordinance. He also stated that slats are not required for this request. Mr. Ables asked about the height. Mr. Brass explained, "the fence is five feet". He also stated that "it is a question of the material and the height", and he further explained.

Ms. Dolly Shipp, 1202 Pencil Avenue resident, spoke against the use of the scrapyard. Mr. Brass stated that we have these standards in place to protect neighboring properties. Currently the cars have been moved from the site. Ms. Wiles asked "why is the wall screen not a usable option". Mr. Brass explained. Additional discussions included outdoor storage, hedge screen, wall screen, meeting standards, and choices. Mr. Ables asked if the height came into play. Mr. Brass stated for screening for the outdoor storage use, wall screen or street screening has a maximum of 3.5 feet to 5 feet. A hedge screen is 3 feet to 5 feet at installation height. If they were to elect to do the hedge screen, then it would have a 3 foot to 5-foot height requirement. Mr. Ables asked if the screening was only applied to the frontage of Cemetery Avenue. Mr. Brass stated "yes".

Mr. Jared Allen, one of the owners of Pugmill System spoke in favor of the request. Ms. Wiles stated "should this be approved what are the implications for future developments, what may or may not be, what is in the future? If this gets approved are their other implications that can come along?" Mr. Brass stated to note that the main point of what staff does is to protect the public interest. The Ordinance has standards that are in place for esthetic values to protect the public interest, and he further explained.

Mr. Nathan McBroom, co-owner of the parcel, explained what they were proposing goes beyond the required standards. Mr. McBroom further stated that he was hoping to appease the neighbors and try to find a good middle ground, and the property has

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always been used as outdoor storage. Mr. McBroom also stated they are hoping to screen the front and screen the right, that will help the neighbor out, and this is for a short-term plan. Mr. Humphrey discussed the Ordinance and materials. Ms. Newton wanted to clarify that the request is on Cemetery Avenue. Mr. Brass stated "Cemetery Avenue, and the Fencing". The wall screen or hedge screen, outdoor storage, staff met with the applicant to make them aware of the requirements, and he further discussed those communications with the applicant. Ms. Newton stated that she was trying to clarify the discussion of the request.

Ms. Wiles stated that she knows "now that the intent is storage". It is zoned industrial piece of property if it were to be sold for residential or building, it would have to go through rezoning to get the property approved," is that correct?" Mr. Brass stated "yes", and he further explained SD-LI. The applicant asked Mr. Brass for clarity if it's "either fence or hedge row on the front or is it". Mr. Brass explained. Mr. Gray stated that what he was asking was if it is fence covering or hedge row. Mr. Brass stated "no", it is a wall screen or hedge row. Mr. Gray stated "so it is or, one or the other". Mr. Brass stated, "yes". Mr. Gray stated "so in essence it is not both". Mr. Brass stated "no". Mr. Gray discussed the emails he received. Mr. Brass further explained. Further discussion included the fence, height, shrubs, landscaping, outdoor storage use, hedgerow, and wall screen. The applicant stated what they are proposing is to go a step further and screen on Pencil Avenue side.

Mr. Ables asked "if we removed outdoor storage, and screening the fence that is on the property now fronting Cemetery Avenue is out of compliance?" Mr. Brass stated, yes. Mr. Ables stated what has come before this board is the fence fronting Cemetery Avenue is out of compliance. Because chain link fence is not allowed on the front. Mr. Brass stated "correct". Mr. Ables stated that it exceeds the height. Mr. Brass stated "correct".

Mr. Campbell stated that he understands fencing, he understands the rules, and he discussed securing a fence trying to keep kids from climbing over it. He also discussed securing the property. Additional discussion included former use, protecting the residents, and the five-foot fence. Mr. Brass noted that the applicant did opt, not to do hedge screening for the outdoor storage use. Mr. Campbell inquired about the fence material. Mr. Brass stated that it is not illegal, and it is not in the purview of the Zoning Ordinance.

Ms. Newton stated that "the Board is not looking at Pencil Avenue". The applicant stated that "it was a bonus", she does feel that if the Board was to look at a five-foot fence that would be an alternative compliance issue, she is not sure how the applicant would justify that. Additional discussion included material, chain link fence, a wood fence, and the hedge row. Ms. Newton stated that "along Cemetery is what we are here to approve". Mr. Brass stated "that is correct".

Mr. Campbell asked if there was a problem with screening slats. Mr. Brass stated that "slats are out of the purview". However, the hedge row screen or wall screen is a

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requirement to have outdoor storage. Ms. Newton stated that it is separate from the fence. Mr. Brass stated “yes”. Ms. Wiles inquired about the height. Mr. Brass stated that “the hedge screen and wall screen height is required to be 3.5 feet to 5 feet for the wall screen or 3 feet to 5 feet for the hedge screen at installation”. Mr. Brass discussed the purpose of the Ordinance. Mr. Campbell asked if the Board could require the wall screen, or hedge screen on the front on Cemetery Avenue, and take the slats going down Pencil Avenue. Mr. Brass stated “no, because for screening on the frontage a fence is not an allowed screening option for outdoor storage”. Mr. Ables stated, “what is to come before this Board is the type of fence, the height of the fence, and as it relates to outdoor storage going on that property. That is what is before this Board of Zoning Appeals today”. Mr. Brass stated “to admit the hedge or wall screen for outdoor storage and for the height and material of the fence”. The applicant stated “hypothetically if they get denied they don’t have to do anything to the fence, correct, because they are not using it for outdoor storage”. Mr. Brass stated that “there is still a fence that is not in compliance. Because the fencing is tied to the zoning”. Additional discussion included the new ordinance, what kicked it in, the use, the outdoor storage use, and meeting the fence requirement. Mr. Ables called for the vote. Mr. Hubbell stated that he would encourage the Board to review the material that is in the staff report and try to come to some resolution to make a motion. Mr. Brass stated to reference 8.5.16 L, state the motion and reason referencing 8.5.16L. Ms. Wiles inquired about the referenced reasons. Mr. Brass stated that “there are other options; staff recommendation was to deny. The fence was installed without staff knowledge, and he further explained. The applicant discussed the existing 5-foot fence he stated that they did not intentionally do something that they knew was out of the current Zoning Ordinance. They were simply trying to make the area improved and the lot improved”, and he further explained.

Mr. Ables moved to defer insufficient information to make a decision and continue a hearing and request the applicant and staff get together and provide additional information to bring back to this Board at a future meeting for consideration. Ms. Newton seconded the motion. The motion to defer passed with a vote of four to zero.

IV. OTHER BUSINESS:

The election of Officers:

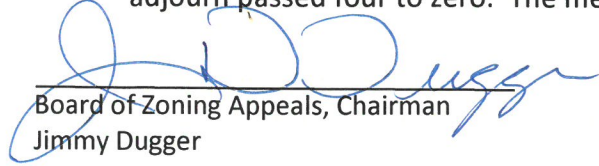
Mr. Campbell nominated Mr. Jimmy Dugger, Chairman. The motion carried four to zero.

Vice Chair: Ms. Wiles nominated Ms. Kristen Newton. The motion carried three to zero with Ms. Newton abstaining.

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V. ADJOURNMENT:

Mr. Campbell moved to adjourn, and Ms. Wiles seconded the motion. The motion to adjourn passed four to zero. The meeting adjourned at 9:59 AM.


Board of Zoning Appeals, Chairman
Jimmy Dugger

1-8-2026
Date