



The Columbia Housing Board of Adjustments and Appeals will meet on Thursday, February 26, 2026 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 the fire damaged structure at 312 Nicholas Long Drive, [being Tax Map 113D Group K Parcel 003.00](#).

Documents:

- 1. HB packet 2.26.2026

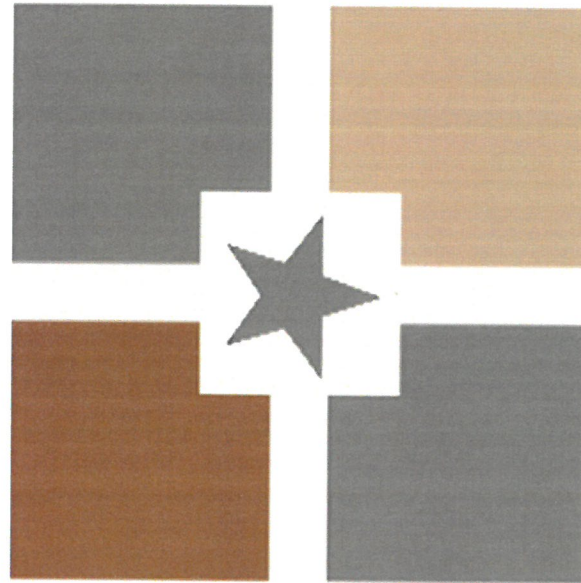
IV. Other Business

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

February 26, 2026

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2) 10/23/2025 Minutes

3) Docket # HBA-2026-001, 312 Nicholas Long St.

4) Other Business



DEVELOPMENT SERVICES

AGENDA

The City of Columbia Housing Board of Adjustments and Appeals will meet Thursday, February 26, 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 312 Nicholas Long St, [being Tax Map 113D Group K Parcel 003.00](#)
- 4) Other Business
- 5) Adjourn

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

HOUSING BD OF ADJUSTMENTS AND APPEALS

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, October 23, 2025.

The meeting was called to order by Kevin Whitehead at approximately 4:00 p.m., and roll call was taken. Members present were Board Members: Kevin Whitehead, Joe Williams, and Sarah Barry. At 4:04 p.m. Chairman, Mike Ford, arrived and assumed the chair. 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 September 25, 2025, meeting and the motion was seconded by Sarah Barry. All members present voted aye. Motion passed. Minutes approved.

The following agenda items were discussed:

HBA-2025-005, 505 White St. – The owners, Amos Mattie Louise & Christy Marie Amos, were not present.

The City of Columbia Codes Division recommends the structure located at 505 White St. to be demolished and the property cleared of debris.

A motion was made by Joe Williams to demolish the structure. A timeline of 30 days was given to the owners to pull a permit for demolition and remove all debris from the property within 60 days. The motion was seconded by Kevin Whitehead. Motion passed.

HBA-2025-006, 1024 Bridge St. – The owner, Joyce William Doyle, was not present.

The City of Columbia Codes Division recommends the structure located at 1024 Bridge St. to be demolished and the property cleared of debris.

A motion was made by Sarah Barry to demolish the structure. A timeline of 30 days was given to the owners to pull a permit for demolition and remove all debris from the property within 60 days. The motion was seconded by Joe Williams. Motion passed.

HBA-2025-007, 702 E End St. – The owners, Thomas O Mitchell C/O Robert Mitchell, were not present.

The City of Columbia Codes Division recommends the structure located at 702 E End St. to be demolished and the property cleared of debris.

A motion was made by Mike Ford to demolish the structure. A timeline of 30 days was given to the owners to pull a permit for demolition and remove all debris from the property within 60 days. The motion was seconded by Kevin Whitehead. Motion passed.

HBA-2025-008, 311 E 10th St. – The owner, A Way Up LLC, was not present.

The City of Columbia Codes Division recommends the structure located at 311 E 10th St. to be demolished and the property cleared of debris.

A motion was made by Mike Ford to demolish the structure. A timeline of 30 days was given to the owners to pull a permit for demolition and remove all debris from the property within 60 days. The motion was seconded by Sarah Barry. Motion passed.

HOUSING BD OF ADJUSTMENTS AND APPEALS

HBA-2025-009, 1117 Woodland St. – The owner, Milaya Webster, was present.

The City of Columbia Codes Division recommends the structure located at 1117 Woodland St. to be demolished and the property cleared of debris.

The property owner proposed 6 months to make progress on the renovation of the structure.

A motion was made by Mike Ford to have the owner retrieve a permit immediately, an additional 6 months if there is progress, and 3 months if there is no progress. A follow-up meeting will occur in 6 months. The motion was seconded by Sarah Barry. Motion passed.

A motion was made by Mike Ford to amend the previous motion proposing that the permit be issued immediately, with a permit issuance timeline of 30 days. The motion was seconded by Sarah Barry. Motion passed.

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

The City of Columbia Codes Division recommends setting a timeframe for clearing the property of debris a structure located at 307 N High St. and a citation issued for failure to comply with the removal timeline.

Chairman Mike Ford states this is no longer a Housing Board decision and must be assessed according to Building Codes discretion.

Meeting adjourned at 4:19 p.m., Thursday, October 23, 2025.

Docket Number:

26-HBA-001

Property Information:

312 Nicholas Long Dr (113D K 003.00)

Cinthia Murillo

General Review:

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

The property at 312 Nicholas Long Dr has suffered damage from a structure fire. The property poses health and safety danger to the public at large. The structure fire occurred in October 2025. No permits have been applied for as of 2/10/2026.

Supporting Documents:

1. City Violation #26-0017 Housing board Notice The property was posted condemned on October 7, 2025, due to the condition and sanitation of the property. The property was sold on 12/10/2525. A certified letter was mailed to the new owner on January 7, 2026. The registered property owner received a Demolition Notice certified mail and the letter was posted on the structure. No contact was made to the office, and the certified letter was signed on 1/20/2026.
2. Property information/Tax card
3. Pictures taken by the fire department in Oct of 2025. Also, a picture taken on January 7, 2026, of the housing board notice posted on the condemned property
4. The property was posted condemned on October 7, 2025, due to the condition and sanitation of the property. The property was sold on 12/10/2525. A certified letter was mailed to the new owner on January 7, 2026. The registered property owner received a demolition Notice certified mail and the letter was posted on the structure. No contact was made to the office, and the certified letter was signed on 1/20/2026.
5. Certified mail Signed for the Demo by Neglect letter



January 7, 2026

Demolition Notice

Name: Murillo Cinthia
 Address: 650 Edgewood Blvd Lot 63
 Franklin TN 37064-3452

Re: 312 Nicholas Long Dr 113D K 003.00

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 108.1.1 Unsafe Structures Shall Be Condemned	When a structure is found to be unsafe in that it is dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible, such a structure shall be condemned. (108.1.5.9)

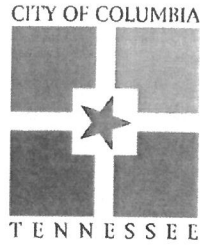
The findings of this office are that the repairs, alterations and improvements cannot be made for less than 75% of the value of the structure. Violations of this type are a public nuisance, as well as potentially dangerous to the public at large. This building(s) shall be demolished and the property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

As per Section 111.1 of the 2012 edition IPMC 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 February 26, 2026		Sincerely,
Location:	700 N Garden St City Hall Basement Conf. Room A	<i>Carol Brooks</i>
		Carol Brooks Code Enforcement Officer

Something Good Around Every Corner

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



Demolition Inspection Results

PROPERTY ADDRESS:	MAP & PARCEL NUMBER:	OWNER:
312 Nicholas Long Dr	113D K 003.00	Murillo Cinthia
DATE:	TIME:	CODES INSPECTOR:
11/7/2025		Carol Brooks
FIRE DAMAGE: Yes	# OF PHOTOGRAPHS: 5	CONDEMNATION PLACARD POSTED: Yes

Carol Brooks
Code Enforcement Officer

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

Maury (060)	Jan 1 Owner	Current Owner	NICHOLAS LONG DR 312			
Tax Year 2025 Reappraisal 2022	VICK MISTY	MURILLO CINTHIA	Ctrl Map:	Group:	Parcel:	Pl:
	312 NICHOLAS LONG DR	650 EDGEWOOD BLVD LOT 63	113D	K	003.00	000
	COLUMBIA TN 38401	FRANKLIN TN 37064-3452				

Value Information

Land Market Value:	\$25,000
Improvement Value:	\$10,100
Total Market Appraisal:	\$35,100
Assessment Percentage:	25%
Assessment:	\$8,775

Additional Information

General Information

Class: 00 - Residential	City: COLUMBIA
City #: 156	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: C05
District: 09	Number of Mobile Homes: 1
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS	

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

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

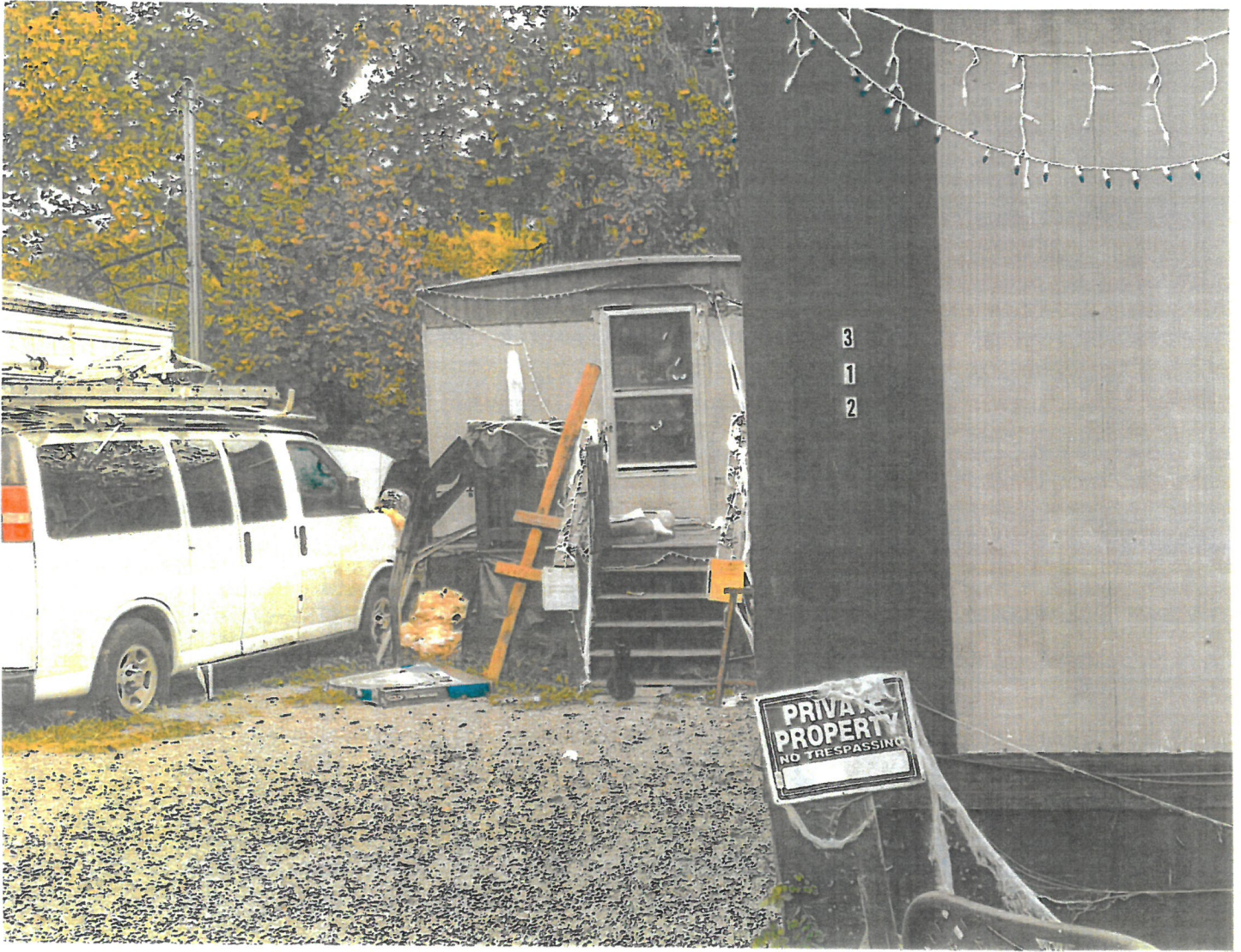
Land Code	Soil Class	Units
01 - RES		1.00

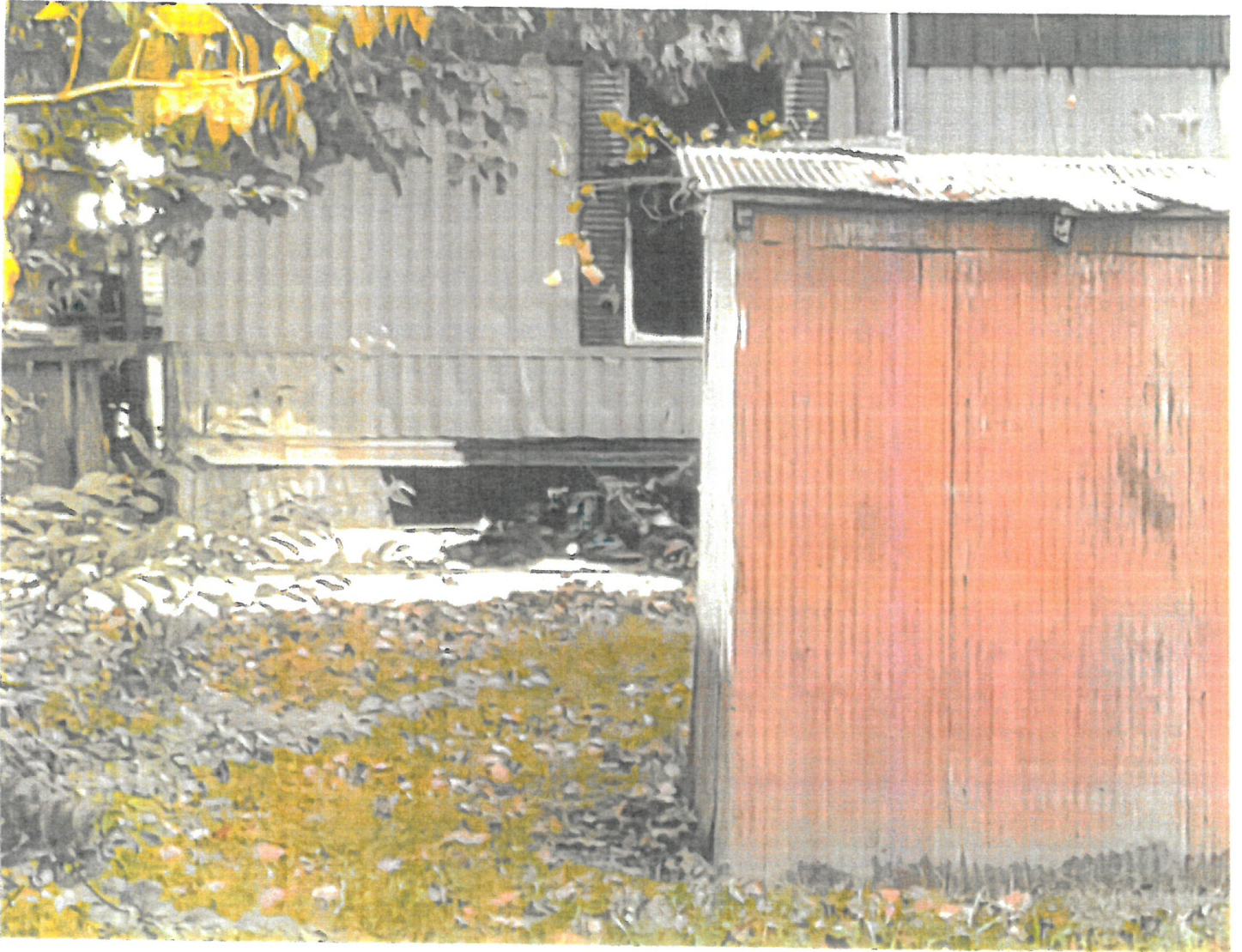
Outbuildings & Yard Items

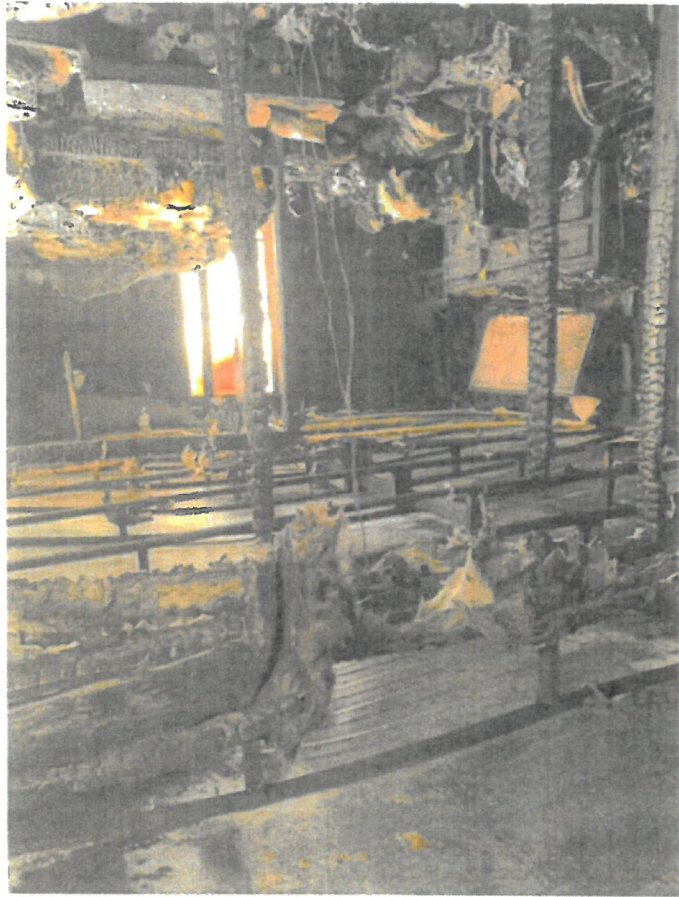
Building #	Type	Description	Area/Units
1	MHA - MOBILE HOME ADDITION	14X28	392
1	CLG - COOLING SYSTEMS	14X66	924
1	WDK - WOOD DECK	12X16	192
1	MH3 - MOBILE HOME CLASS 3	14X66	924

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/10/2025	\$25,000	R3115	1365	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
9/24/2021	\$23,000	R2772	1181	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/10/2019	\$23,000	R2586	1475	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/31/2016	\$3,900	R2365	19		CM - CLERK AND MASTER DEED	-
3/19/1991	\$10	1113	249	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
11/22/1985	\$0	743	363		-	-















25-2325 AB

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Murillo Cynthia
 650 Edgewood Blvd Lot 63
 Franklin, TN 37064-3452



9590 9402 9653 5199 1572 35

2. Article Number (Transfer from service label)
 9589 0710 5270 3382 6499 87

PS Form 3811, July 2020 PSN 7530-02-000-9053

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt