

City of Columbia
BOARD OF ZONING APPEALS
January 8, 2026

CALL TO ORDER:

Chairman Jimmy Dugger called the January 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. Debbie Wiles

Absent was: Ms. Kristen Newton

Other attendees:

 Mr. Robert Archibald, Principal Planner
 Mr. Austin Brass, City Planner
 Mr. Jeremy Humphrey, Planner II
 Mrs. Sandra Richardson, Recording Secretary
 Mr. Charles Rush, Principal Planner

II. APPROVAL OF MINUTES:

The December minutes were presented for approval.

Mr. Campbell moved to approve the minutes, with Mr. Ables seconding. The motion to approve the minutes passed four to zero.

III. Old 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.

Staff Review:

Mr. Jimmy Dugger, Chairman read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff report. Mr. Brass stated that the applicant stated hardship. Staff recommend denial because the hardship was created by the applicant. He discussed

City of Columbia
BOARD OF ZONING APPEALS
January 8, 2026

screening and the requirements. There was a chain link fence put up, and the ordinance does not allow chain link on the front. The applicant is requesting hardship, and staff cannot support a self-inflicted hardship. Staff recommend denial.

Discussion and Motion:

Mr. Sam Gray was present to answer questions. Mr. Gray stated that he uploaded files to the portal. Mr. Gray gave a handout to the board. There were past and present photos of the property. Mr. Gray read the criteria for the record. The discussion included marketing of the property, outdoor storage, fenced in frontage of the property, manufacturing, and the ordinance, and new owners. Mr. Brass stated that the City has no record of the property being used as outdoor storage, and he further explained that the use of outdoor storage has a intense use, and the ordinance makes sure the esthetic is protected. Further discussion included the city having no record, but seeing it being used in this way, stockpiles, towing facility, legal non-conforming use, meeting the current zoning, expansion of use, neighbors reaching out, and loads of rock.

Mr. Gray stated that Mr. Brass was correct, they brought in a couple loads of gravel, and he further explained.

Mr. Campbell asked if the applicant was still offering to screen and put up a fence. Mr. Gray stated yes, they will screen the front and put one hundred feet on the side.

Mr. Brass stated that the applicant can offer that, but the Board cannot require it. Additional discussion included trees, solid as a rock, use of outdoor storage, screening, requirements, the applicant's responsibility.

Mr. Ables asked If the applicant proposed a screening that was under the Ordinance is the fence still out of compliance. Mr. Brass stated that it is a great question. He also stated that the ordinance look at screening as a hedge row or a wall, and he further explained. He also discussed the fence and the fence material in the front yard. Additional discussion included concrete walls, height, wall screen, material, and SDI standards for screening. Ms. Wiles inquired about the wall and what the Board is looking at which wall. Mr. Brass stated that the ordinance would require it to face the frontage which is Cemetery Avenue. There was a survey done by Mr. O'Leary of WES six or seven years ago, and it did show Pencil Avenue, and the property didn't have frontage on Pencil Avenue. Mr. Gray stated that Pencil Avenue is a private drive. Further discussion included Pencil Avenue, the ability to sell, the site is not flat, rock, proposed wall, security, and outdoor storage.

Ms. Wiles asked if this property is adjacent to Pug Mill. Mr. Gray stated, "Yes". Ms. Wiles asked what the zone was. Mr. Gray stated SD-LI.

Mr. Ables stated the existing chain length fence boarding Cemetery Avenue, if that chain length fence was removed and a solid fence wood or whatever, four foot maximum- five foot, went across the chain length fence would that be acceptable? Mr. Brass stated that it would meet compliance for the ordinance for outdoor storage. No barbed wire, and he further discussed. Additional discussion included the site plan, the motion, and

City of Columbia
BOARD OF ZONING APPEALS
January 8, 2026

clarification. Mr. Brass stated if the applicant was to install a wall across the frontage that is 3.5 feet to 5 feet, then that would meet the ordinance screen requirement. There would be no hardship in that case. Mr. Dugger stated it would be denied. Mr. Brass stated, correct.

Further discussion included the red line, it shows that it is behind the setback, and Pug Mill. Mr. Humphrey discussed the frontage, the area in question is about 100 feet. Mr. Campbell stated, that he is also a neighbor and "has no problem with it". Mr. Dugger stated that there was a recommendation from staff to deny, and he asked if there was a motion from the board. Mr. Campbell discussed hearing from one neighbor no objections, and another discussed screening, and he is a neighbor and he does not have an objection. Mr. Campbell moved to approve this request with the screening added in. Mr. Dugger stated for clarification he repeated the motion. The motion failed due to a lack of a second. Mr. Ables moved to deny, based on the variance not being satisfied. Due to a lack of a second the motion failed.

Mr. Nathan McBroom expressed his concerns, he considered this request as a special circumstance, and he further explained that the ordinance and rules should have special circumstances. They are trying to help the neighbors by proposing to go beyond.

Mr. Humphrey discussed the state law and tradeoffs. The Board of Zoning appeals does not make exceptions for tradeoffs; it is very specific. Trade offs are irrelevant under BZA. Mr. Brass stated that because there was no action taken, the board at this point indicated that the item has not been considered by the board. The applicant does have the choice to meet the ordinance, or the applicant could re-apply. Ms. Wiles discussed that Mr. Campbell have an if in his motion and she further explained. She also discussed urban development. Mr. Brass discussed the ordinance being black and white, and he also discussed the what ifs.

Mr. Dugger asked if the commission had two motions on the floor with no seconds as a chair he said that he could not move forward. Mr. Brass stated that it automatically failed. Mr. Dugger stated that it was denied. Mr. Brass stated that the Board did not consider the matter.

Mr. Gray asked if the board could motion to defer with a request for a conditional permit. Mr. Brass stated, "no, unfortunately outdoor storage is not a use that is subject to conditional use". The ordinance doesn't give the board the authority to make a decision based off that merit.

Mr. Gray inquired, so the Board of Zoning Appeal has no authority to grant a conditional permit. Mr. Brass clarified.

Mr. Dugger stated per staff request because we have no motion the request is not dead and it can be brought back to the table anytime, and he asked if that was correct. Mr. Brass stated yes. Mr. Dugger stated that I am declaring that it was deferred. Mr. Brass stated that it was not deferred, it was not considered. The applicant can re-apply. He also stated that typically staff like the board to make an executive decision because that is always the best practice, but in this case it is a moot point. The board didn't act. Mr.

City of Columbia
BOARD OF ZONING APPEALS
January 8, 2026

Dugger stated as a Chair he stated that the Board discussed the request but did not come to a decision. The applicant can come back. Mr. Dugger asked if the applicant could come back under the same permit. Mr. Brass stated unfortunately it would be a new application. Mr. Gray asked if he would get a refund. Mr. Brass stated no, unfortunately. Mr. Dugger asked if he was sure about that. Mr. Brass explained the process of review fees, and the study that was done. Mr. Dugger stated that this item is officially dead for the day.

IV. New Business

1. Case #25-0428

Request for a Conditional Use Permit regarding a proposed firearms engraving service as a Major Home Occupation located at 627 Prominence Road within a PUD-R (Residential Planned Unit Development) District.

Staff Review:

Mr. Jimmy Dugger, Chairman read the agenda item. Mr. Jeremy Humphrey, Planner II, gave the details of the staff report. Staff recommend denial of the application.

Discussion and Motion:

The applicant was not present to answer questions. Ms. Wiles moved to deny the request, and Mr. Wiles seconded. The motion to deny passed four to zero.

V. OTHER BUSINESS:

Mr. Dugger stated that the former Mayor of the City of Columbia passed away, and he asked for a moment of silence.

Ms. Wiles expressed sympathy and concern for all experiencing similar things today.

Education: Mr. Brass stated that he had no additional comments, he will make the board aware of any educational opportunities. The 2025 requirements were met.

Mr. Ables would like to meet and set up Parliamentary procedures.

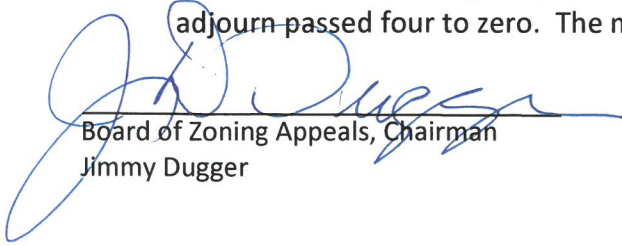
Mr. Humphrey stated that he or Mr. Charles Rush was his recommendation to appoint as Parliamentarians, since they are familiar with Robert Rules to refer to for procedural answers.

Mr. Dugger asked that this be put on the agenda for next month and Legal Counsel to advise.

City of Columbia
BOARD OF ZONING APPEALS
January 8, 2026

VI. ADJOURNMENT:

Mr. Ables 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

2-12-2026
Date