



The Columbia Board of Zoning Appeals will meet on Thursday, March 12, 2026 at 9:00 AM 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

1. BZA_20260212 Minutes

III. Public Comments

IV. New Business

1. Request from Nick Madonia for Variance approval of a front yard setback regarding the building site for a financial institution at [1907 Shady Brook Street, being Tax Map 100N Group L Parcel 5](#), a CD-4C (General Urban Corridor Character District) zoned district. **THE APPLICANT IS REQUESTING A DEFERRAL.**

Documents:

1. 26-0059_Plot Plan
 2. 26-0059 - 26-0061_Location Map
 3. 26-0059_Signage Statement
 4. 26-0059_Submittal Letter
 5. 26-0059_Criteria Responses
2. Request from Nick Madonia for Variance approval of a front yard setback regarding the building site for a quick serve restaurant at [1907 Shady Brook Street, being Tax Map 100N Group L Parcel 5](#), a CD-4C (General Urban Corridor Character District) zoned district. **THE APPLICANT IS REQUESTING A DEFERRAL.**

Documents:

1. 26-0061_Plot Plan
2. 26-0059 - 26-0061_Location Map
3. 26-0061_Signage Statement
4. 26-0061_Criteria Responses
5. 26-0061_Submittal Letter

V. Other Business

VI. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The 2026 meeting schedule can be found on the City of Columbia Board of Zoning Appeals webpage.

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

City of Columbia
BOARD OF ZONING APPEALS
February 12, 2026

CALL TO ORDER:

Chairman Jimmy Dugger called the February 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. Robert Archibald, Principal Planner
Mr. Austin Brass, City Planner
Mr. Jake Hubbell, City Attorney
Mr. Jeremy Humphrey, Planner II
Mr. Paul Keltner, Director of Development Services
Mrs. Sandra Richardson, Recording Secretary

II. APPROVAL OF MINUTES:

The January 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. Ms. Newtown arrived at 9:02 AM.

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 staff will divide this request into two items. The first item is the fence, not meeting the height requirement. The second item

City of Columbia
BOARD OF ZONING APPEALS
February 12, 2026

is to not propose screening when utilizing outdoor storage use. There was a chain length fence placed on the property, beyond the maximum four feet in height. The Ordinance does allow for chain length fence at the height of six feet on the side and rear only. The property is zoned SD-LI. The other request concerns the frontage of property request to be screened. The Ordinance gives two options, hedge row or wall screen.

Discussion and Motion:

Mr. Sam Gray was present to answer questions. Mr. Dugger asked if it is correct that 200 plus feet on the front is all the Commission is to consider. Mr. Brass stated that the frontage is correct. It is fronting Cemetery Avenue. Mr. Dugger stated that the Commission is discussing the height and the screening.

Mr. Dugger asked if there have been any modifications or changes since the item was submitted to this Board last month.

Mr. Brass stated no, staff have not received any changes.

Mr. Sam Gray stated that he was hoping they would receive a vote today. He also stated that he is looking for a two-part vote not to require landscape buffer, due to the seven questions that were listed. No plant buffer will live there without doing more than is required to do. He stated that the other one is the fence and he would like to keep it as is, if not he would love to propose five feet. The discussion included that everything is uploaded. He feels that they meet the requirements, outdoor storage, it is vacant now, there is a truck parked out there, and neighbors have spoken for this project.

Ms. Wiles asked if it has to be planted within the ground, or can it be a planting within a structure. Mr. Brass stated that it would need to be planted within the ground, and he further explained. He stated that planting is not the only option. They can do a wall screen.

Mr. Dugger asked for the definition of a wall screen.

Mr. Brass stated that wall screen is a material of brick, natural stone, or stucco over masonry, and it is located at the frontage with a height of three to five feet at installation. Mr. Gray discussed price, and getting through this. He also stated that he is looking for a temporary agreement with the City to secure the property. He expressed concern of someone hopping over the fence.

Mr. Dugger asked about the utilization.

Mr. Campbell stated that he feels that there is a flaw in the Ordinance.

Ms. Newton stated from an architectural perspective.

Mr. Jake Hubbell, City Attorney, advised since Ms. Newton is recusing herself, she should not be part of the discussion.

Mr. Brass discussed the intermix, safeguard, zoning and compatibility.

Additional discussion included the ruling change, safeguard is important, stockpile vehicles, hedge screen, wall screen being required, process and procedures, and clarifications.

City of Columbia
BOARD OF ZONING APPEALS
February 12, 2026

Mr. Brass explained the process, enforcing the standards, and guidelines. Further discussion included taking the fence down, meeting the fence standards, screening requirements, fence concerns, the purpose of the code, and reasonable use of land. Mr. Hubbell stated there was one application, with two separate issues. The motions will be for the fence, and for screening.

After further discussion Ms. Wiles moved to deny the fence, and Mr. Ables seconded the motion. The motion to deny passed three to one, with Mr. Campbell voting no, and Ms. Newton abstaining.

Additional discussion included the material, height, construction of the fence, and rezoning in the future.

After further discussion, Ms. Wiles moved to deny the screening, the requirements were not met. Mr. Ables seconded the motion. The motion to deny the screening passed three to one with Mr. Campbell voting no, and Ms. Newton abstaining.

V. OTHER BUSINESS:

Parliamentary Procedures, training and Lunch and Learn were discussed.

Mr. Nathan McBroom expressed some concerns, and he asked the city to send letters to the neighbors. Mr. Brass stated that he had spoken with the neighbor in which Mr. McBroom was referring.

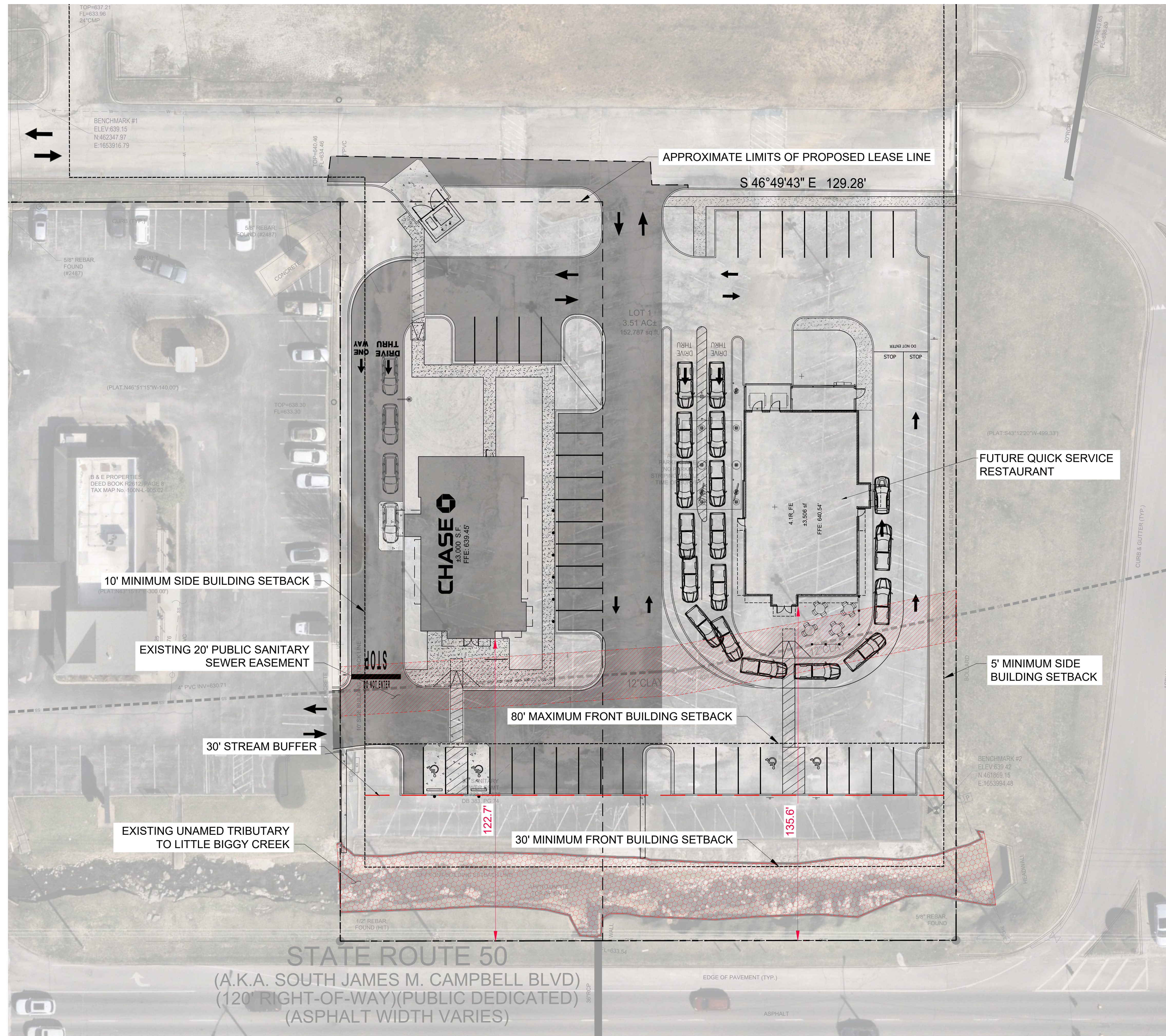
Mr. Hubbell stated that the request needed to be made to Mr. Brass not the Board.

VI. ADJOURNMENT:

Mr. Dugger moved to adjourn, and Mr. Ables seconded the motion. The motion to adjourn passed five to zero. The meeting adjourned at 9:44 AM.

Board of Zoning Appeals, Chairman
Jimmy Dugger

Date



HATCH LEGEND	
	PUBLIC SANITARY SEWER EASEMENT
	EXISTING TRIBUTARY

VARIANCE REQUEST

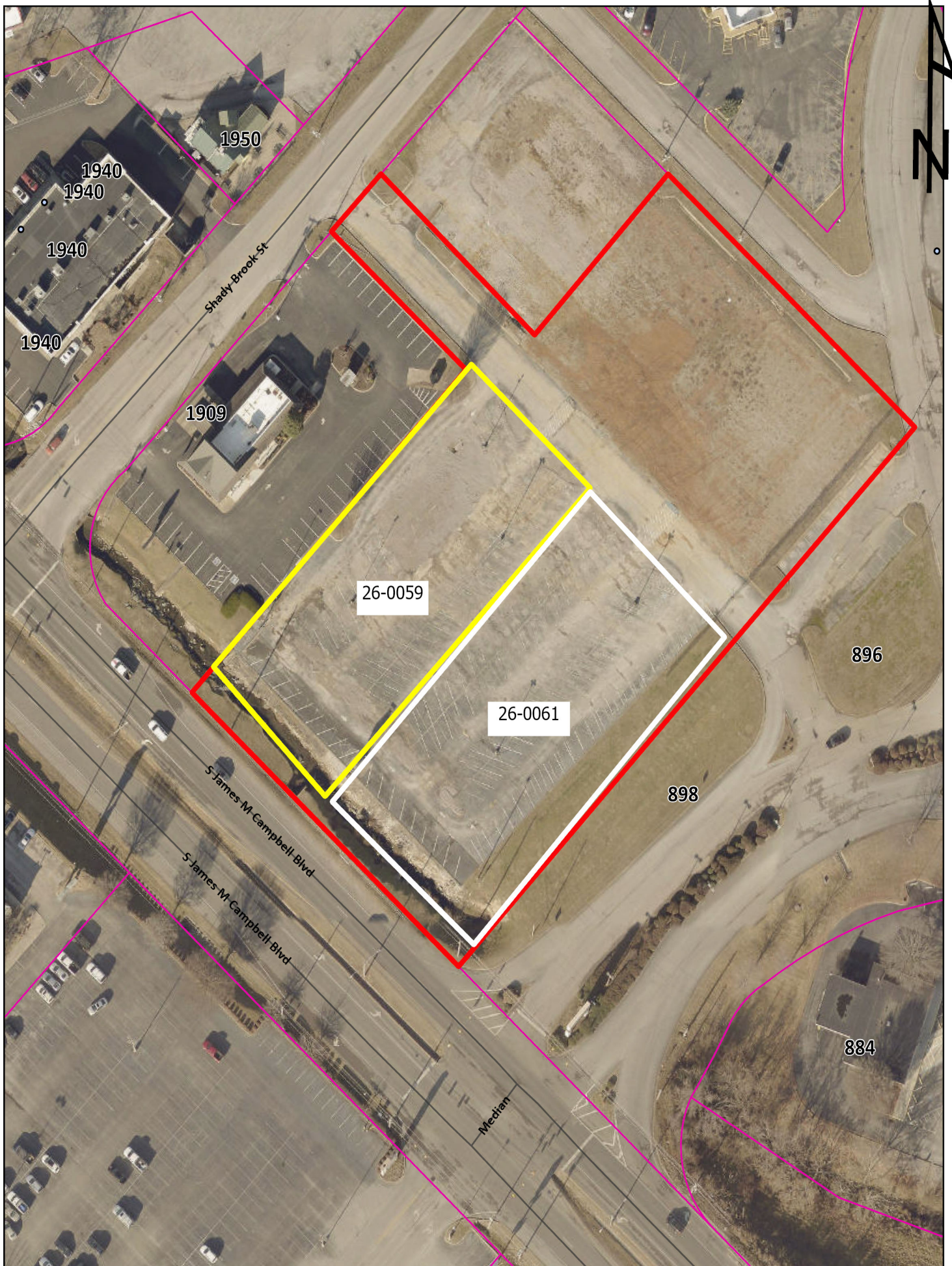
CHASE BANK

A VARIANCE IS REQUESTED TO EXCEED THE MAXIMUM FRONT BUILDING SETBACK OF 80 FEET BY APPROXIMATELY 43 FEET.

QUICK-SERVICE RESTAURANT

A VARIANCE IS REQUESTED TO EXCEED THE MAXIMUM FRONT BUILDING SETBACK BY APPROXIMATELY 56 FEET.





Case #26-0059 & 26-0061
1907 Shady Brook St.
Tax Map 100N Group L Parcel 5



February 16, 2026

City of Columbia Board of Zoning Appeals
700 N Garden Street, Columbia, TN 38401

RE: *Chase Bank Columbia: 1907 Shady Brook Street*

The Signage Drawings/Illustrations are **not applicable** currently for this project.

Please contact me at (615) 948-7541 or nick.madonia@kimley-horn.com should you have any questions.

Sincerely,

Nick Madonia, P.E.



February 16, 2026

City of Columbia Board of Zoning Appeals
700 N Garden Street, Columbia, TN 38401

**RE: *Variance Request – Building Setback
1907 Shady Brook Street***

Dear Members of the Board,

On behalf of Chase Bank, we respectfully submit this request for a zoning variance for the property located at 1907 Shady Brook Street in the City of Columbia, Tennessee. The subject property is proposed for development as a Chase Bank building and is encumbered by both a sanitary sewer easement and a stream restoration buffer, which significantly constrain the building location for the site. These existing conditions necessitate a request for relief from the required setback range of 30 to 80 feet, in order to allow for reasonable and functional development consistent with zoning intent.

The following narratives are provided in support of this variance request and in accordance with the criteria set forth in the City of Columbia Zoning Ordinance:

(i) Exceptional Conditions Resulting in Practical Difficulties or Hardship

- a. The subject property is uniquely burdened by exceptional site conditions that distinguish it from other properties in the same zoning district. Specifically, the presence of a recorded sanitary sewer easement in combination with a stream restoration buffer substantially limits the usable and buildable area of the site. These constraints create an irregularly shaped development envelope and restrict the placement of buildings and associated site improvements.
- b. Due to these exceptional conditions, strict application of the zoning setback regulations would result in peculiar and exceptional practical difficulties and an undue hardship upon the property owner. Compliance with the required setback range would effectively preclude reasonable building placement and functional site circulation, thereby preventing the property from being developed in a manner consistent with its intended commercial use. The hardship is directly attributable to the physical characteristics and environmental constraints of the property rather than the actions of the applicant.

(ii) Minimum Variance Necessary to Enable Reasonable Use

- a. The requested variance represents the minimum relief necessary to alleviate the identified hardship and to allow for reasonable use of the property. The proposed setback encroachment has been carefully evaluated and reduced to the smallest extent feasible while still accommodating a code-compliant building footprint, safe vehicular access, and required utility and stormwater infrastructure.
- b. No additional or unnecessary relief is being sought beyond what is required to address the site's exceptional constraints. Granting this variance will make possible the

reasonable and efficient use of the land while maintaining compliance with all other applicable zoning and development standards.

(iii) Consistency with Permitted Uses in the Zoning District

- a. The requested variance will not authorize any activity or use that is not otherwise permitted within the applicable zoning district under the City of Columbia Zoning Ordinance. The proposed Chase Bank is a permitted commercial use, and the variance pertains solely to dimensional setback requirements, not to use, density, or intensity.
- b. Accordingly, approval of this variance will not introduce any use that is inconsistent with the zoning classification or surrounding land uses.

(iv) No Detriment to Public Welfare or Surrounding Properties

- a. Granting the requested variance will not be detrimental to the public welfare, nor will it be injurious to other properties or improvements in the surrounding area. The proposed development has been designed to remain compatible with adjacent properties in terms of scale, access, and overall site function.
- b. Furthermore, the variance will not substantially impair the intent and purpose of the general provisions of the City of Columbia Zoning Ordinance. The project remains consistent with orderly development, sound planning principles, and the long-term development goals for the area.

(v) No Adverse Impact to Light, Air, Traffic, Fire Safety, or Public Safety

- a. The proposed variance will not impair the adequate supply of light and air to adjacent properties. Building placement and orientation have been designed to avoid adverse impacts to neighboring parcels. Additionally, the variance will not substantially increase congestion on public streets, as site access and traffic circulation will remain consistent with applicable standards and anticipated use.
- b. The project will continue to meet all applicable fire codes, emergency access requirements, and safety regulations. Approval of the variance will not increase the danger of fire or otherwise endanger public safety.

(vi) Hardship Not Self-Created

- a. The hardship necessitating this variance request has not been knowingly or intentionally created by any person or entity having an interest in the property after the effective date of the zoning ordinance. The sanitary sewer easement and stream restoration buffer are pre-existing conditions beyond the control of the property owner and applicant.
- b. The need for variance relief arises solely from these site-specific constraints and not from any action taken to circumvent zoning requirements.

For the reasons outlined above, we respectfully ask the Board of Zoning Appeals to consider and grant our request to place the building outside of the allowable setback range, as depicted.

With this letter, please find the attached items:

1. Variance Exhibit – Building Setbacks

Please contact me at (629) 216-3893 or nick.madonia@kimley-horn.com should you have any questions. Thank you and we look forward to working with you on this project.

Sincerely,



Nick Madonia, P.E.

REQUIREMENTS FOR A VARIANCE
Section 8.5.16.L of the City of Columbia Zoning Ordinance

The Board of Zoning Appeals shall not grant a variance unless it makes a finding, based on the evidence presented, that all of the following seven criteria are sufficiency and fully satisfied.

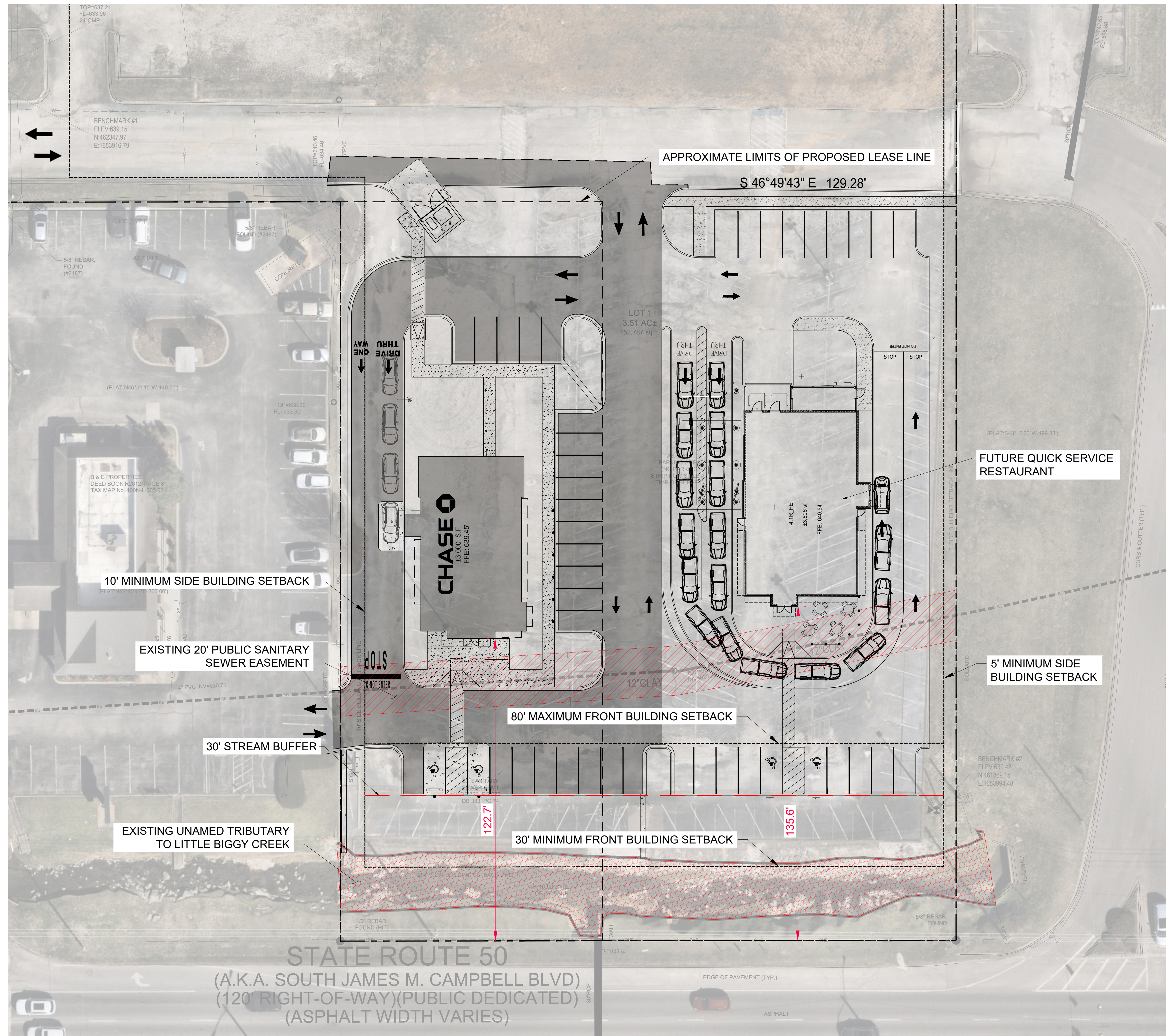
*The BZA cannot, by law, consider financial or personal matters
in the justification of any of the seven criteria.*

Please demonstrate how your request satisfied each of the following:

(You may use this sheet or attach separate pages)

<p>1. That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulation contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.</p> <p>The configuration of the property, does not allow for the placement of the building to be closer. This is due to the adjacent stream at the front of the property, the required stream bank restoration buffer and the placement of the sanitary sewer main that crosses the site.</p>
<p>2. That the variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.</p> <p>The placement of the building is at the minimum required variance, as the building is placed approximately 5' off of the sanitary sewer easement due to the extend of the footings of the building.</p>
<p>3. That the variance will not authorize activities in a zone district other than those permitted by this ordinance.</p> <p>The placement of the building is at the minimum required variance, as the building is placed approximately 5' off of the sanitary sewer easement due to the extend of the footings of the building.</p>

<p>4. That financial returns alone shall not be considered as a basis for granting a variance.</p> <p>The consideration for the building's placement was not based on financial returns, but the existing site constraint of the stream buffer and sanitary sewer easement.</p>
<p>5. That the granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the general provisions of this Zoning Ordinance.</p> <p>The variance will allow for the stream buffer improvement to the adjacent stream and allow for improved site circulation between Cabin Coffee and future development east of the property.</p>
<p>6. That the proposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.</p> <p>The proposed variance will not impair the adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire or endanger the public safety.</p>
<p>7. That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.</p> <p>The hardship of the site was caused by the existing conditions of the site: the adjacent stream, the required stream buffer and the sanitary sewer main easement.</p>



HATCH LEGEND	
	PUBLIC SANITARY SEWER EASEMENT
	EXISTING TRIBUTARY

VARIANCE REQUEST

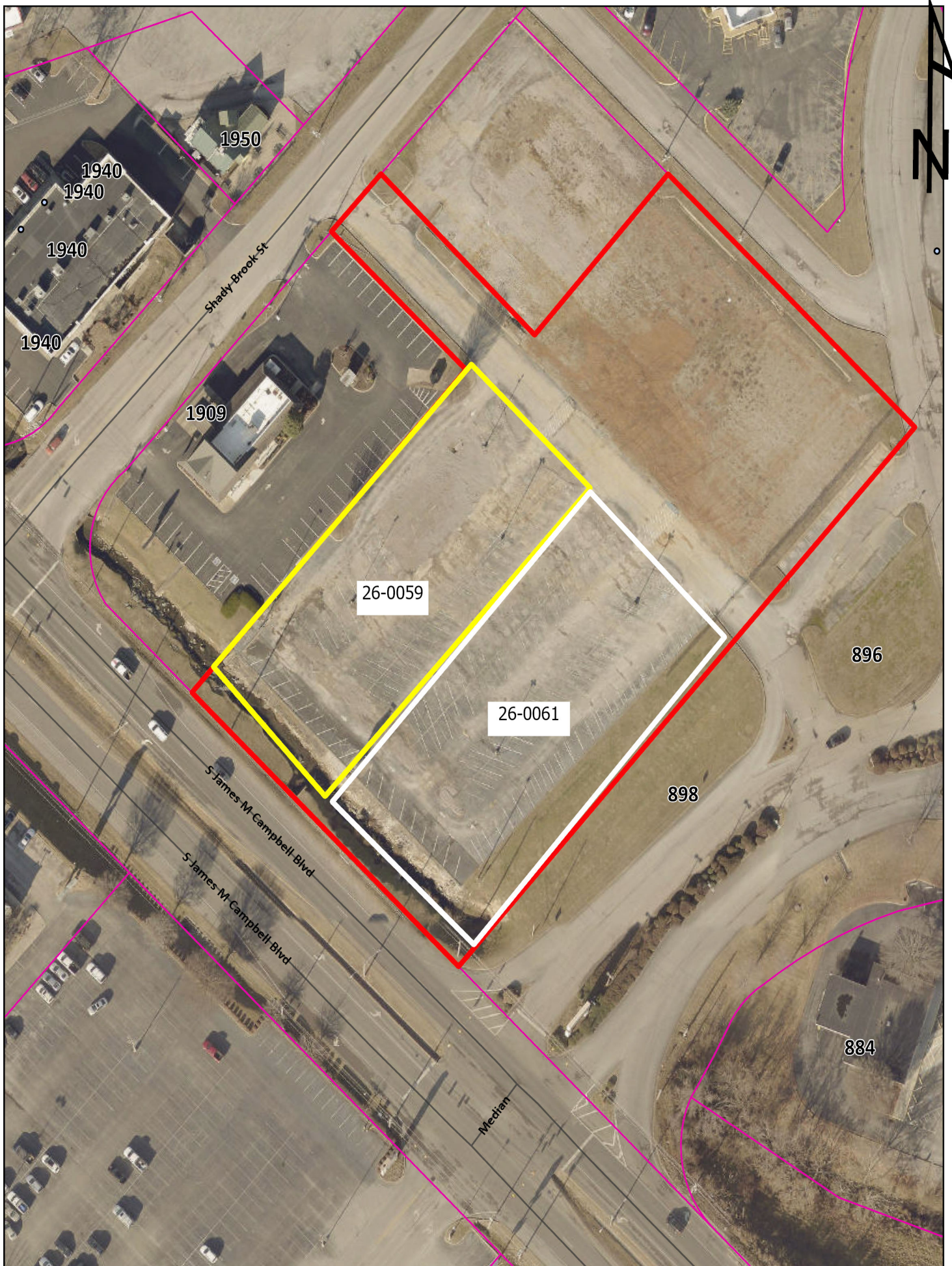
CHASE BANK

A VARIANCE IS REQUESTED TO EXCEED THE MAXIMUM FRONT BUILDING SETBACK OF 80 FEET BY APPROXIMATELY 43 FEET.

QUICK-SERVICE RESTAURANT

A VARIANCE IS REQUESTED TO EXCEED THE MAXIMUM FRONT BUILDING SETBACK BY APPROXIMATELY 56 FEET.





Case #26-0059 & 26-0061
1907 Shady Brook St.
Tax Map 100N Group L Parcel 5

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov





February 16, 2026

City of Columbia Board of Zoning Appeals
700 N Garden Street, Columbia, TN 38401

RE: *QSR Columbia: 1907 Shady Brook Street*

The Signage Drawings/Illustrations are **not applicable** currently for this project.

Please contact me at (615) 948-7541 or nick.madonia@kimley-horn.com should you have any questions.

Sincerely,

Nick Madonia, P.E.

REQUIREMENTS FOR A VARIANCE
Section 8.5.16.L of the City of Columbia Zoning Ordinance

The Board of Zoning Appeals shall not grant a variance unless it makes a finding, based on the evidence presented, that all of the following seven criteria are sufficiency and fully satisfied.

*The BZA cannot, by law, consider financial or personal matters
in the justification of any of the seven criteria.*

Please demonstrate how your request satisfied each of the following:
(You may use this sheet or attach separate pages)

<p>1. That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulation contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.</p> <p>The configuration of the property, does not allow for the placement of the building to be closer. This is due to the adjacent stream at the front of the property, the required stream bank restoration buffer and the placement of the sanitary sewer main that crosses the site.</p>
<p>2. That the variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.</p> <p>The placement of the building is at the minimum required variance, as the building is placed approximately 5' off of the sanitary sewer easement due to the extent of the footings of the building.</p>
<p>3. That the variance will not authorize activities in a zone district other than those permitted by this ordinance.</p> <p>The placement of the building is at the minimum required variance, as the building is placed approximately 5' off of the sanitary sewer easement due to the extent of the footings of the building.</p>

4. That financial returns alone shall not be considered as a basis for granting a variance. The consideration for the building's placement was not based on financial returns, but the existing site constraint of the stream buffer and sanitary sewer easement.

5. That the granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the general provisions of this Zoning Ordinance.

The variance will allow for the stream buffer improvement to the adjacent stream and allow for improved site circulation between Cabin Coffee and future development east of the property.

6. That the proposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.

The proposed variance will not impair the adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire or endanger the public safety.

7. That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.

The hardship of the site was caused by the existing conditions of the site: the adjacent stream, the required stream buffer and the sanitary sewer main easement.



February 16, 2026

City of Columbia Board of Zoning Appeals
700 N Garden Street, Columbia, TN 38401

**RE: *Variance Request – Building Setback
1907 Shady Brook Street***

Dear Members of the Board,

On behalf of our client, we respectfully submit this request for a zoning variance for the property located at 1907 Shady Brook Street in the City of Columbia, Tennessee. The subject property is proposed for development as a QSR building and is encumbered by both a sanitary sewer easement and a stream restoration buffer, which significantly constrain the building location for the site. These existing conditions necessitate a request for relief from the required setback range of 30 to 80 feet, in order to allow for reasonable and functional development consistent with zoning intent.

The following narratives are provided in support of this variance request and in accordance with the criteria set forth in the City of Columbia Zoning Ordinance:

(i) Exceptional Conditions Resulting in Practical Difficulties or Hardship

- a. The subject property is uniquely burdened by exceptional site conditions that distinguish it from other properties in the same zoning district. Specifically, the presence of a recorded sanitary sewer easement in combination with a stream restoration buffer substantially limits the usable and buildable area of the site. These constraints create an irregularly shaped development envelope and restrict the placement of buildings and associated site improvements.
- b. Due to these exceptional conditions, strict application of the zoning setback regulations would result in peculiar and exceptional practical difficulties and an undue hardship upon the property owner. Compliance with the required setback range would effectively preclude reasonable building placement and functional site circulation, thereby preventing the property from being developed in a manner consistent with its intended commercial use. The hardship is directly attributable to the physical characteristics and environmental constraints of the property rather than the actions of the applicant.

(ii) Minimum Variance Necessary to Enable Reasonable Use

- a. The requested variance represents the minimum relief necessary to alleviate the identified hardship and to allow for reasonable use of the property. The proposed setback encroachment has been carefully evaluated and reduced to the smallest extent feasible while still accommodating a code-compliant building footprint, safe vehicular access, and required utility and stormwater infrastructure.
- b. No additional or unnecessary relief is being sought beyond what is required to address the site's exceptional constraints. Granting this variance will make possible the

reasonable and efficient use of the land while maintaining compliance with all other applicable zoning and development standards.

(iii) Consistency with Permitted Uses in the Zoning District

- a. The requested variance will not authorize any activity or use that is not otherwise permitted within the applicable zoning district under the City of Columbia Zoning Ordinance. The proposed QSR is a permitted commercial use, and the variance pertains solely to dimensional setback requirements, not to use, density, or intensity.
- b. Accordingly, approval of this variance will not introduce any use that is inconsistent with the zoning classification or surrounding land uses.

(iv) No Detriment to Public Welfare or Surrounding Properties

- a. Granting the requested variance will not be detrimental to the public welfare, nor will it be injurious to other properties or improvements in the surrounding area. The proposed development has been designed to remain compatible with adjacent properties in terms of scale, access, and overall site function.
- b. Furthermore, the variance will not substantially impair the intent and purpose of the general provisions of the City of Columbia Zoning Ordinance. The project remains consistent with orderly development, sound planning principles, and the long-term development goals for the area.

(v) No Adverse Impact to Light, Air, Traffic, Fire Safety, or Public Safety

- a. The proposed variance will not impair the adequate supply of light and air to adjacent properties. Building placement and orientation have been designed to avoid adverse impacts to neighboring parcels. Additionally, the variance will not substantially increase congestion on public streets, as site access and traffic circulation will remain consistent with applicable standards and anticipated use.
- b. The project will continue to meet all applicable fire codes, emergency access requirements, and safety regulations. Approval of the variance will not increase the danger of fire or otherwise endanger public safety.

(vi) Hardship Not Self-Created

- a. The hardship necessitating this variance request has not been knowingly or intentionally created by any person or entity having an interest in the property after the effective date of the zoning ordinance. The sanitary sewer easement and stream restoration buffer are pre-existing conditions beyond the control of the property owner and applicant.
- b. The need for variance relief arises solely from these site-specific constraints and not from any action taken to circumvent zoning requirements.

For the reasons outlined above, we respectfully ask the Board of Zoning Appeals to consider and grant our request to place the building outside of the allowable setback range, as depicted.

With this letter, please find the attached items:

1. Variance Exhibit – Building Setbacks

Please contact me at (629) 216-3893 or nick.madonia@kimley-horn.com should you have any questions. Thank you and we look forward to working with you on this project.

Sincerely,



Nick Madonia, P.E.