



The Columbia Board of Zoning Appeals will meet on Thursday, June 11, 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
- III. Public Comments
- IV. New Business
 1. Request from Alyssia Luckey (Sutliffe) for Conditional Use Permit approval of a Major Home Occupation at [320 Lee Drive, being Tax Map 99D Group G Parcel 8](#), a CD-3 (Neighborhood Character District) property.
 2. Request from Burke Hodge for Appeal from an Administrative Decision concerning Article 4 of Zoning Ordinance 4400 for property located at [803 Westover Drive, Suite A, being Tax Map 100G Group A Parcel 31](#), a CD-4C (General Urban Corridor Character District) property.
 3. Request from Steven Samuel for Variance approval regarding driveway curb cut width for [1173 Industrial Park Road, being Tax Map 76 Parcel 75.07](#), an SD-LI (Light Industrial Special District) zoned property.
- 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.



Major Home Occupation

Location- 320 Lee Drive Columbia, TN 38401

Occupations- Owners: Alyssia M Luckey(Sutcliffe) and Grace E Head , Spouse of Alyssia - Bradley Sutcliffe (Deed owner)

Personnel - no employees.

This application seeks approval for a home occupation within a 300 sq. ft. outhouse located on the property. The structure is divided into two functional areas: one dedicated to shipping and handling, and the other for operating an online retail store.

Structure Details

-Total Area: 300 sq. ft.

-Material: Fully functional space, energy sufficient AC, insulated walls on a concrete pad

Operational Plan

1. Shipping and Handling (100 sq. ft.)

- This space will be utilized for inventory management and order fulfillment.
- All shipping processes will be conducted here, ensuring a streamlined workflow.
- A drop box can be installed to facilitate quick and easy pick-up by USPS and UPS, enhancing efficiency.

2. Workspace/Storage (150 sq. ft.)

- This area will serve as the primary workspace for managing the online store. Racks for clothes to minimize space.

- Merchandise will include:

1. Apparel: Shirts, sweaters, dresses, and seasonal bottoms. Collection operated
2. Footwear: A limited selection of two different styles of shoes.

3. Jewelry: A small area designated for the storage and display of jewelry.

- Activities will include clothing/jewelry, packing, office desk, and a small section for a photo studio (50 sq ft), catering to a wide range of customers online without any physical foot traffic.

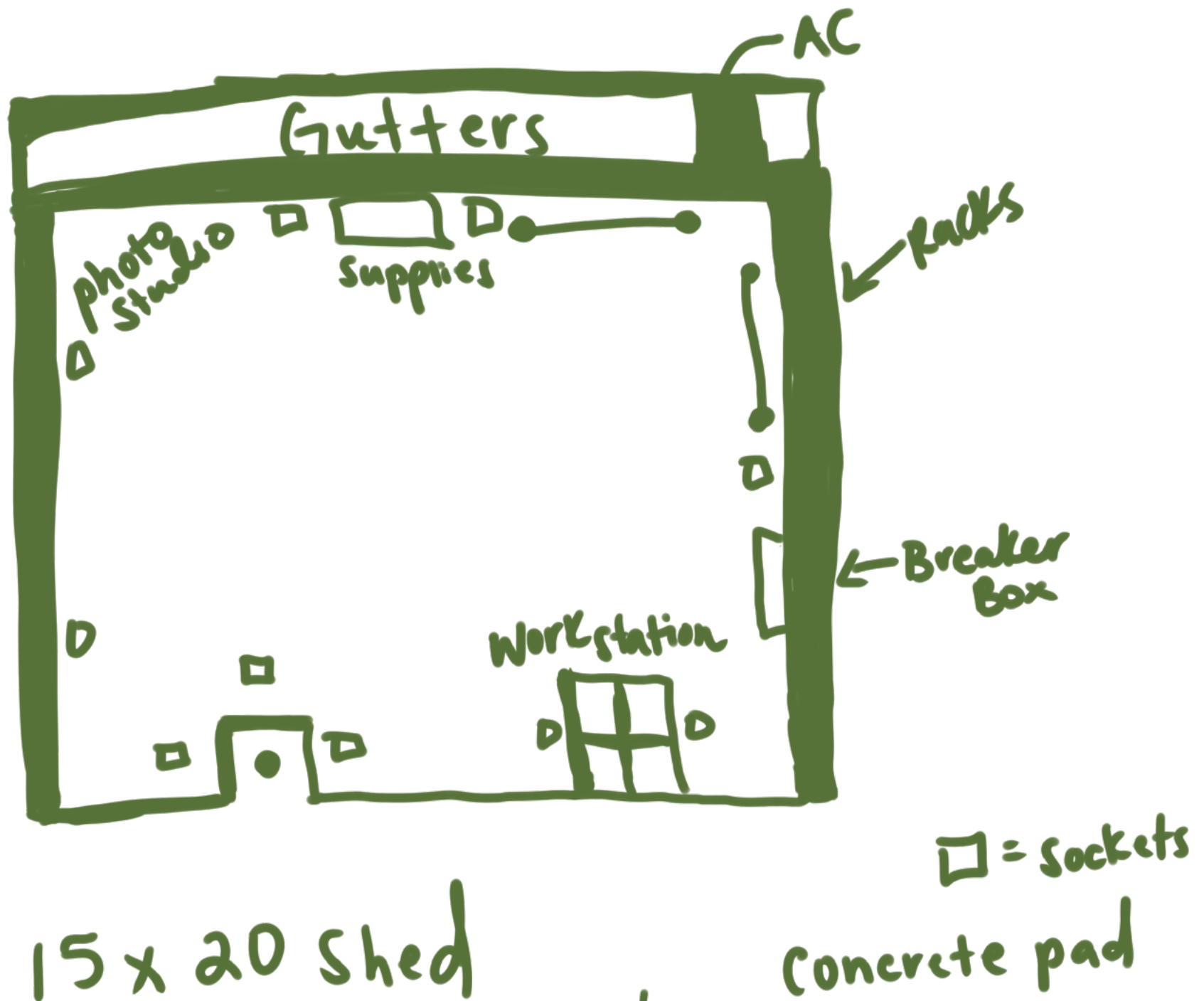
- Occupancy Limit: Maximum of two individuals present in the shop at any given time to comply with local regulations.

Additional Considerations

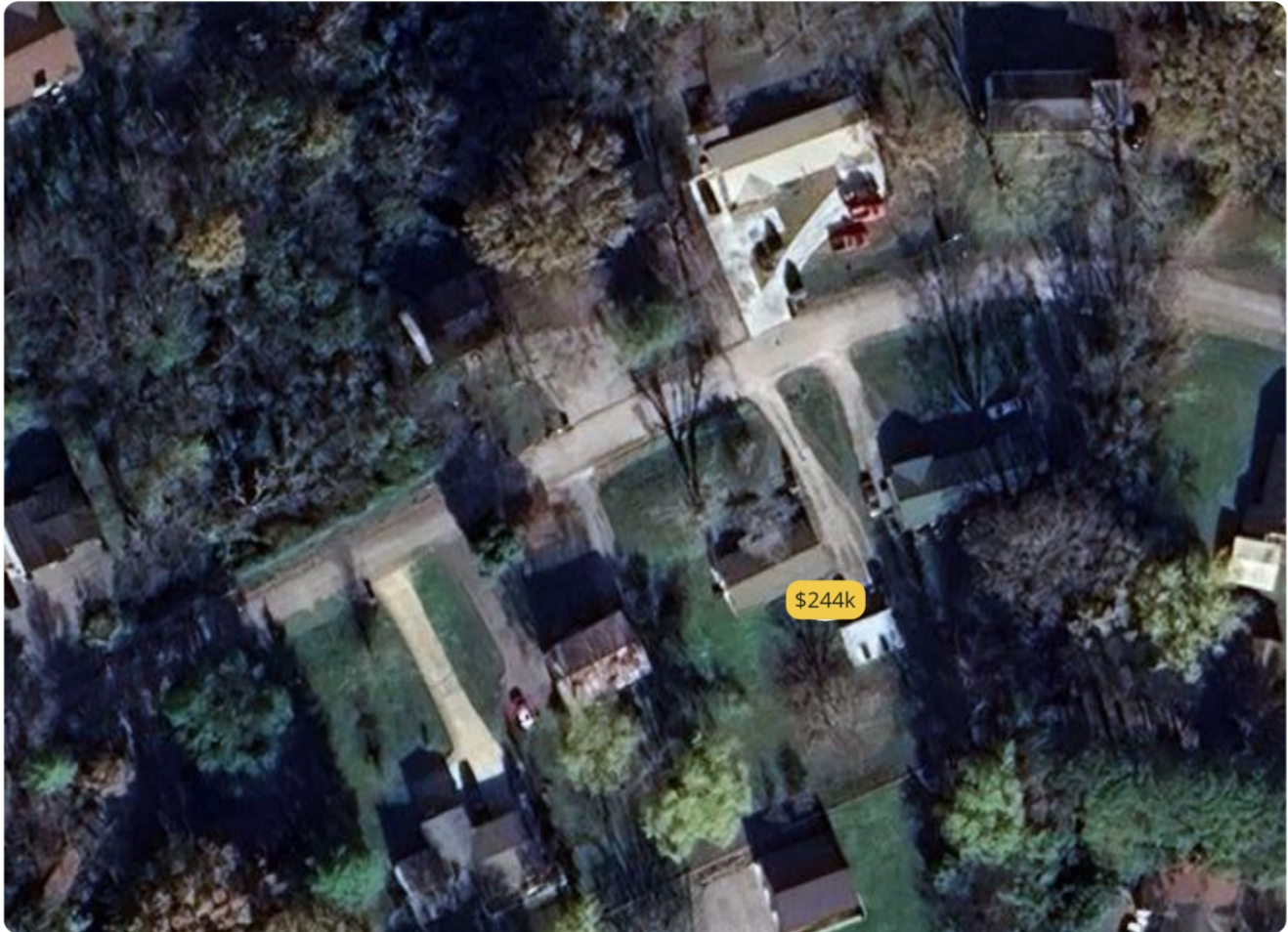
- Parking: Adequate space will be maintained to ensure no disruption to neighborhood traffic. This will be a private operation.

- Noise Levels: Operations will be conducted in a manner that minimizes noise, ensuring no disturbance to the residential area.

- Hours of Operation: only for owner, co-owner, and spouse ; Monday through Sunday, 5am-11pm



Lot Information



Overview

LEGAL DESCRIPTION

8 DRIVER HTS SUB2 1738 DRIVER HTS
SUB2 173

LAND USE CODE

Single Family Residence

COUNTY LAND USE CODE

47119

COUNTY

Maury

SUBDIVISION NAME

River Heights Subdivision

TYPE OF DEED

Warranty Deed



Case 26-0194
320 Lee Drive

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

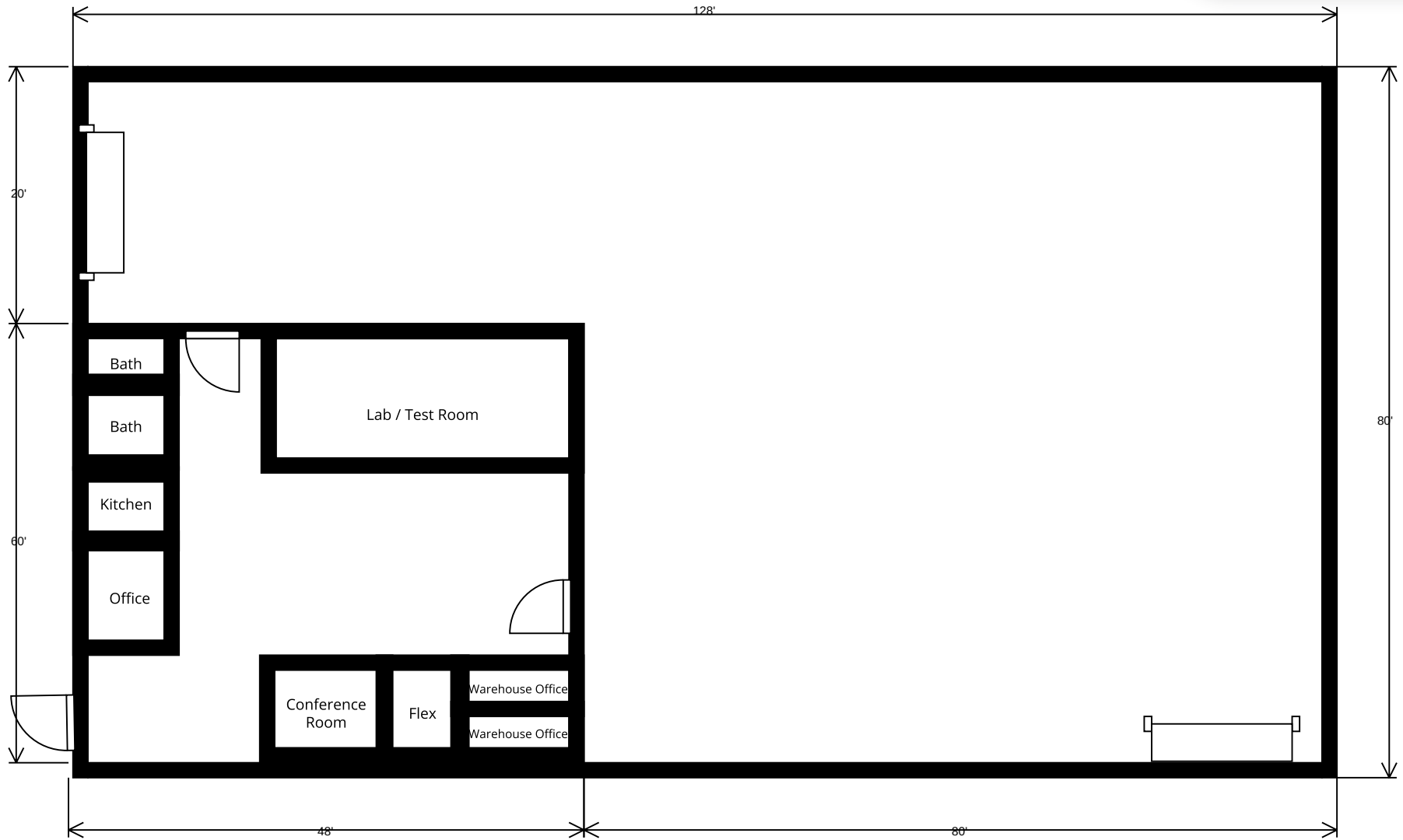


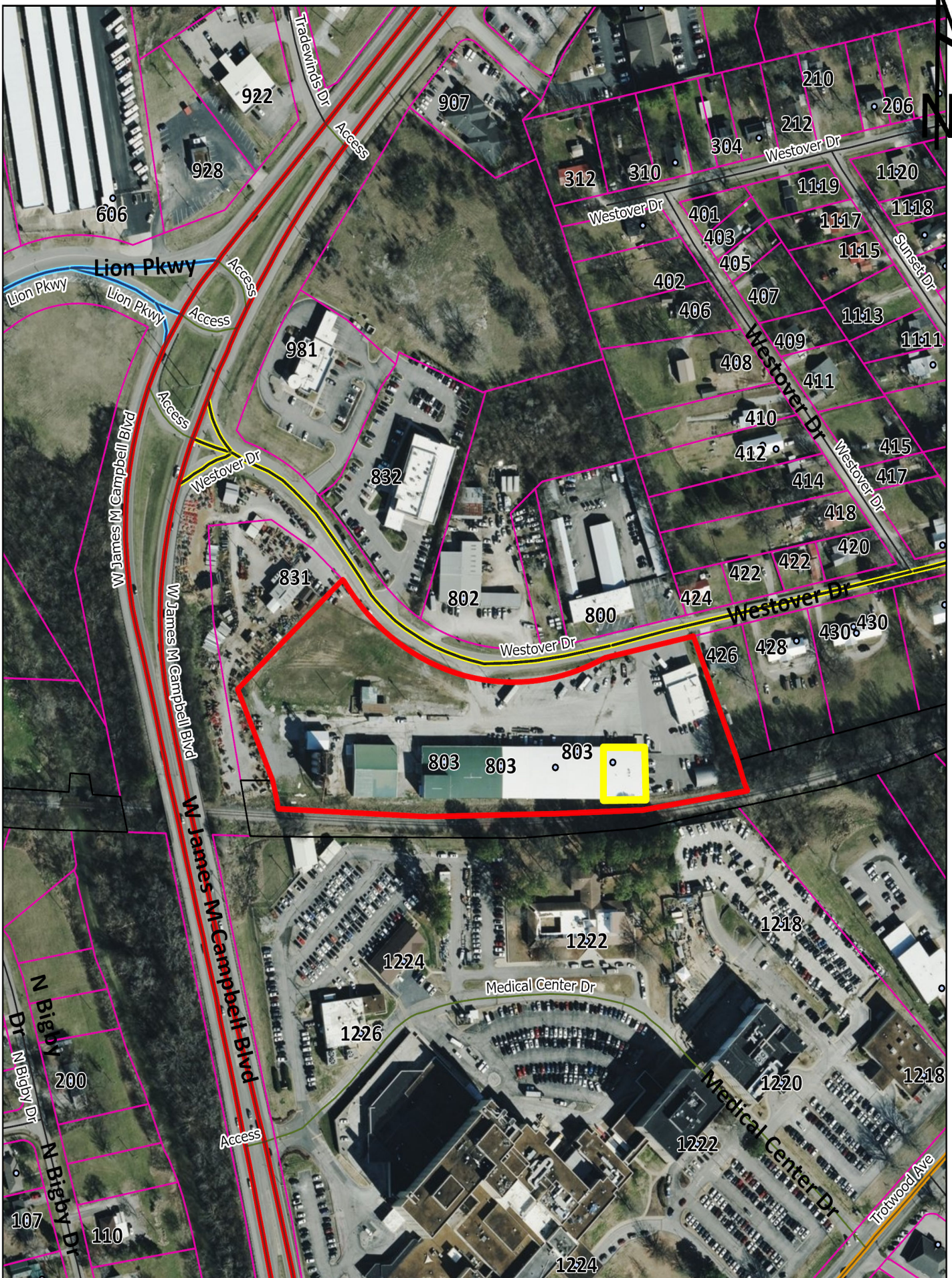
26-0196
 803 Westover Drive
 Suite A
 Appeal of Administrative Decision

BOARD OF ZONING APPEALS APPLICATION COLUMBIA, TENNESSEE	
ADDRESS: 803 WESTOVER DR., STE. A	
ZONING: LI	LOT ACREAGE: ~6 acres
LAND USE: FLU commercial / retail-oriented	BUILDING SQUARE FOOTAGE: 10,500
OTHER INFORMATION:	

APPEAL OF ADMINISTRATIVE DECISION REQUEST:

APPEAL OF ADMINISTRATIVE DECISION	8.5.17
Indicate the decision/interpretation under appeal, including the City Official with Title and Department, and the applicable section(s) of the <i>Zoning Ordinance</i> in question.	
APPEAL OF: Building cannot be used as LI for light or small manufacturing	
Decision made by Mr. Austin Brass at physical meeting at development office on	
Monday, March 13, 2026	
ZONING ORDINANCE SECTION: Ordinance 4400 Article 3.2 / 3.3 Article 5.6.2	
CITY OFFICIAL WITH TITLE AND DEPARTMENT: Mr. Austin Brass - City Planner	





Case 26-0196
803 Westover Drive
Suite A

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



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)

a. 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.

THE BUILDING ENTRANCE IS ANGLED IN SUCH A WAY WHERE AN OPENING GREATER THAN 36' IS WARRANTED. CARS FREQUENTLY TRAVEL 60mph AND MORE DOWN THE ROAD AND DON'T SLOW DOWN TO ACCOMMODATE FOR A VEHICLE MAKING A RIGHT TURN INTO THE PROPERTY.

b. That the Variance is the minimum Variance necessary so as to relieve such difficulties or hardship and thereby make possible the reasonable use of the land, Building, or Structure.

OUR NEIGHBORS TO THE NORTH HAVE A CURB CUT OF OVER 100' WHILE OUR NEIGHBORS TO THE SOUTH HAVE A CUT OF OVER 85'. A BUSINESS ACROSS THE STREET HAS A 63' CURB CUT. OUR PREFERENCE IS TO HAVE 60' OF CLEARANCE LIKE MANY OTHERS ON OUR STREET.

c. That the Variance will not authorize uses or activities in the applicable District other than those permitted by this Ordinance.

WE ARE DISCUSSING INGRESS/EGRESS ISSUES AND NOT USE CONCERNS

d. That financial returns alone shall not be considered as a basis for granting a Variance.

WE BELIEVE THIS IS A LIFE SAFETY
ISSUE... NOT A FINANCIAL ONE.

e. That the granting of the Variance will not be substantially detrimental to the public good or substantially injurious to other property or improvements in the area in which the subject property is located, and will not substantially impair the intent and purpose of the general provisions of the City's zone plan and this Ordinance.

THE GRANTING OF THE VARIANCE WILL
IMPROVE PUBLIC SAFETY AND IS INTENDED
TO AID TRAFFIC FLOW

f. 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.

NOT APPLICABLE

g. That the alleged difficulty or hardship has not been caused or created by the act or omission of the applicant or any person having an interest in the property.

CORRECT. WE HAVE FOLLOWED THE CURRENT
APPROVED PLANS BUT ARE STILL CONCERNED
FOR PUBLIC SAFETY.

Justification Letter

JJNS Holdings LLC
1173 Industrial Park Rd
Columbia, TN 38401

May 18, 2026

info@houseofcourtstn.com
931-334-7393

To:

Columbia Zoning Board of Appeals
700 N Garden St
Columbia, TN 38401

Subject: Justification for Variance Request – 1173 Industrial Park Rd

Dear Board,

I am writing to formally request a variance from section 4.3.1-0 of the zoning ordinance for my property located at 1173 Industrial Park Rd. This request is necessary to allow a larger curb cut entrance than the 24' that the zoning allows, as well as the 36' that we currently have. Our request is to allow our curb cut to be 65' wide.

The granting of this variance is essential for the **reasonable use** of my property due to the following unique circumstances:

1. **Safety** – Trying to enter our property from the east (from hwy 7 towards James Campbell Blvd) is not possible at the 24' curb cut allowance. At the 36' that we currently have, it is only possible IF no other vehicle is leaving the property at the same time. Because of this, and we have witnessed this many times (as have several employees in the building department), cars must come to a complete stop on industrial blvd to turn into our drive and creates a very dangerous rear-end scenario.

Furthermore, we have discussed this issue with Fire Marshal Massey and there is a very real concern that he cannot get a fire truck into our parking lot in the current state.

2. **Minimal Impact** – The requested variance is the **minimum necessary** to achieve the intended use while maintaining the character of the neighborhood. We are 1 of 6 curb

cuts on our side of the road on Industrial Blvd, and only 1 other comes close to the 24' zoning ordinance. All others are 65'+.

3. **No Adverse Effect** – Approval will not negatively impact neighboring properties, will only ENHANCE public safety, and in no way adversely affects the overall zoning plan. In fact, what we have done to the road frontage of this building has only IMPROVED the aesthetic of the neighborhood and the safety of those we enter and drive by on the hwy.

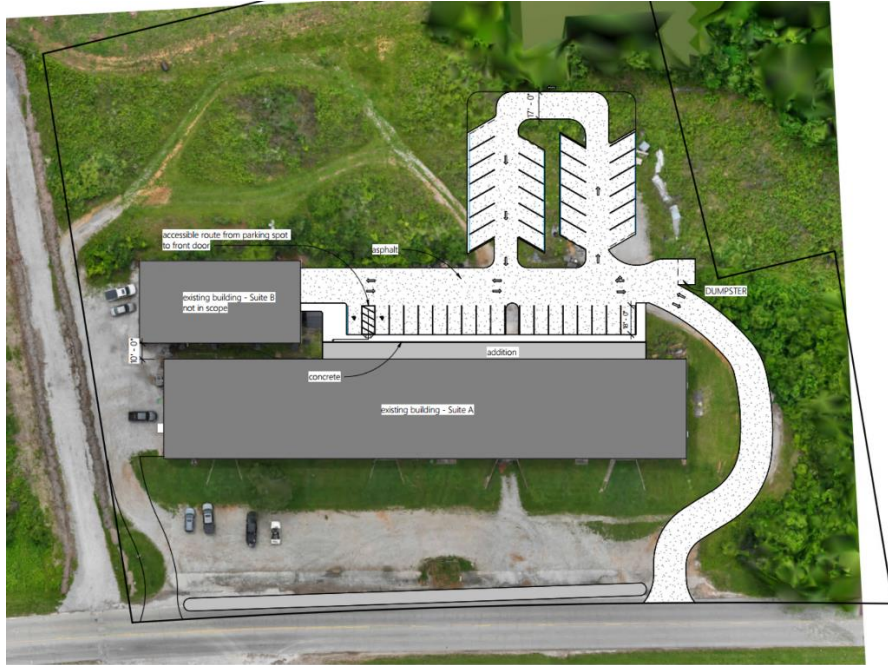
I have explored alternative solutions, but none would allow for the reasonable and functional use of the property without creating undue hardship. This variance will enable us to operate our business in a manner that is safe to all of our patrons AND all of those just traveling down the road past our building, while also preserving the integrity of the surrounding community.

I respectfully request your favorable consideration of this application. I am happy to provide additional documentation, site plans, or meet with the board to discuss this request further.

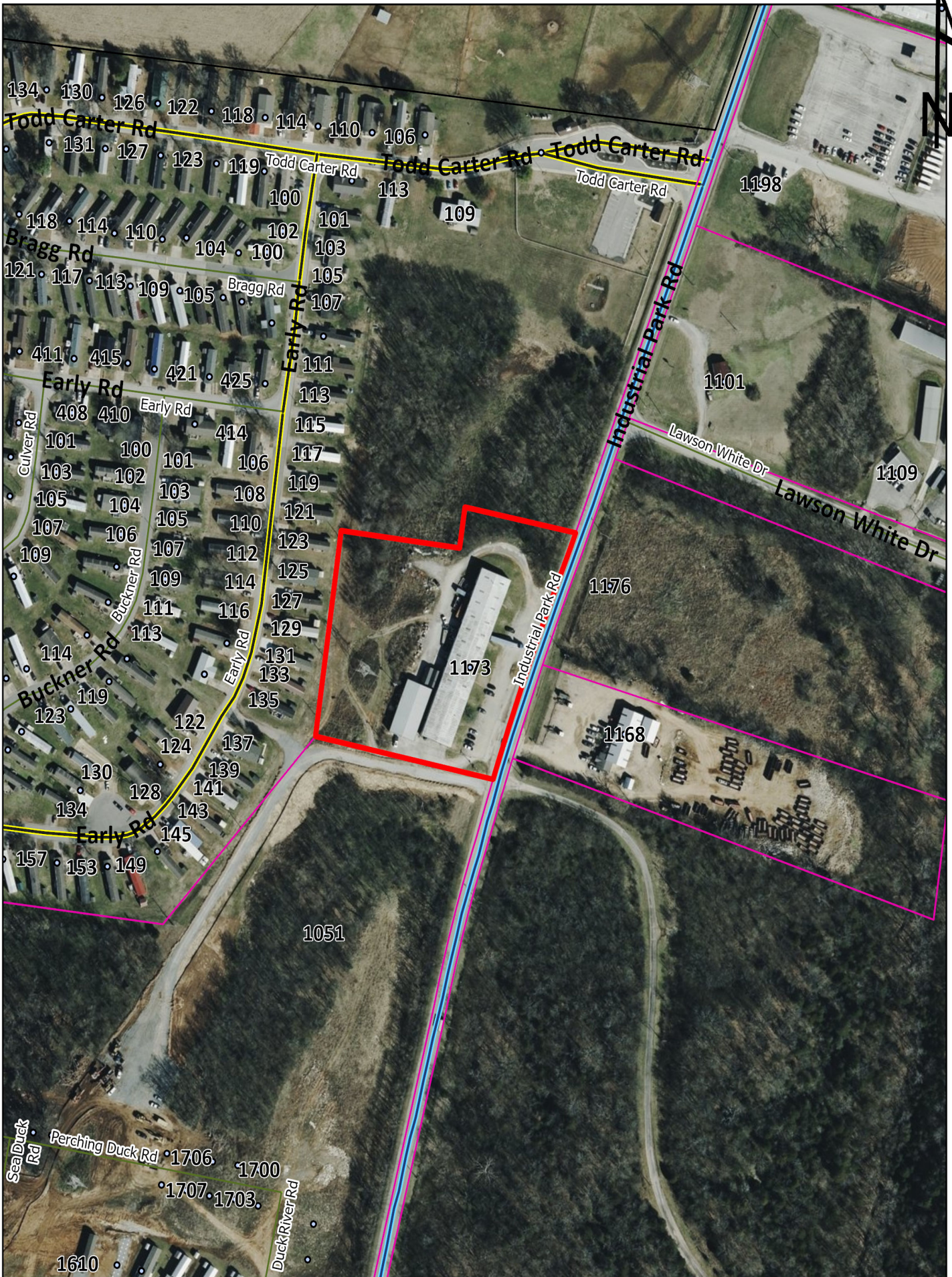
Thank you for your time and attention.

Sincerely,

Joerdan Simpson



Structural site plan

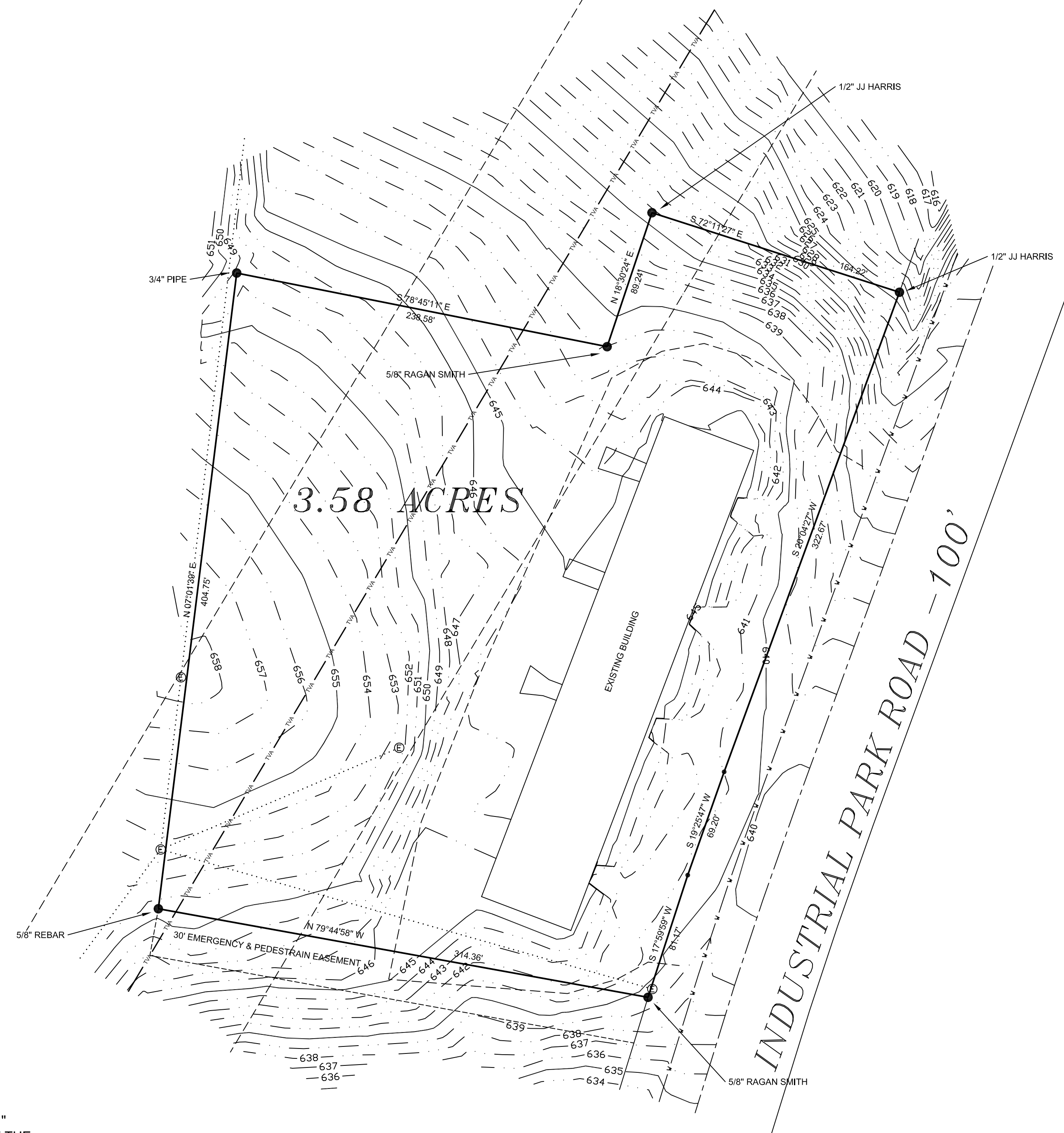
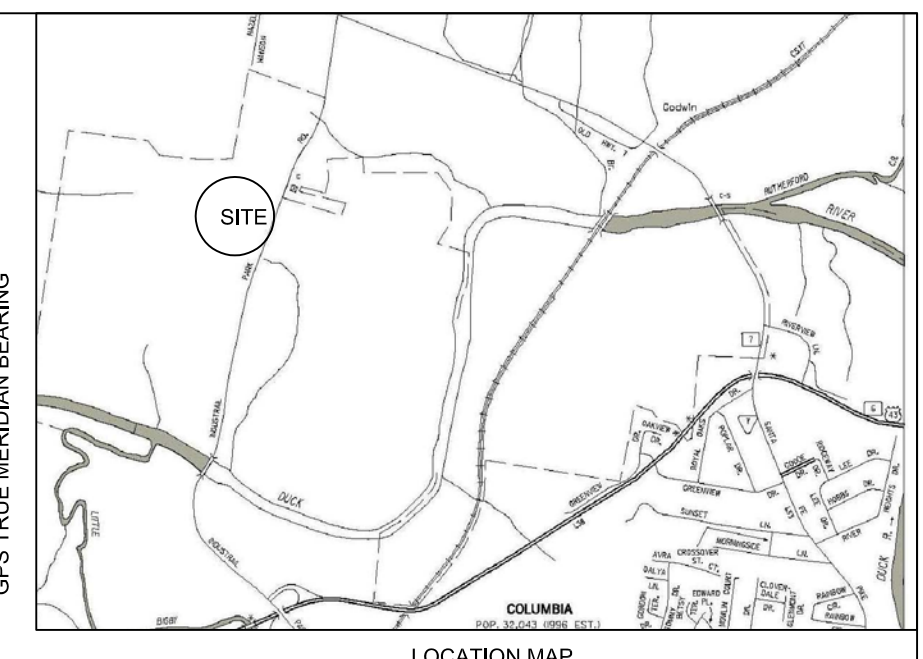


Case 26-0210
1173 Industrial Park Road

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

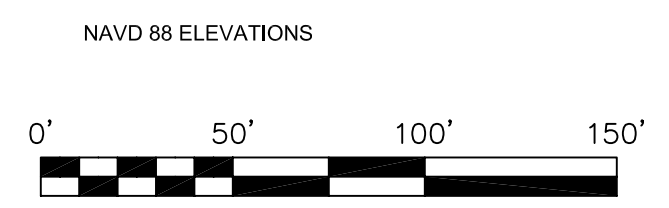


BREWER LAND SURVEYING
 612 LONGBRANCH ROAD
 HOHENWALD, TN 38462
 931-796-0099
 brewersurveying@gmail.com
 WWW.BREWERSURVEYING.COM



LEGEND

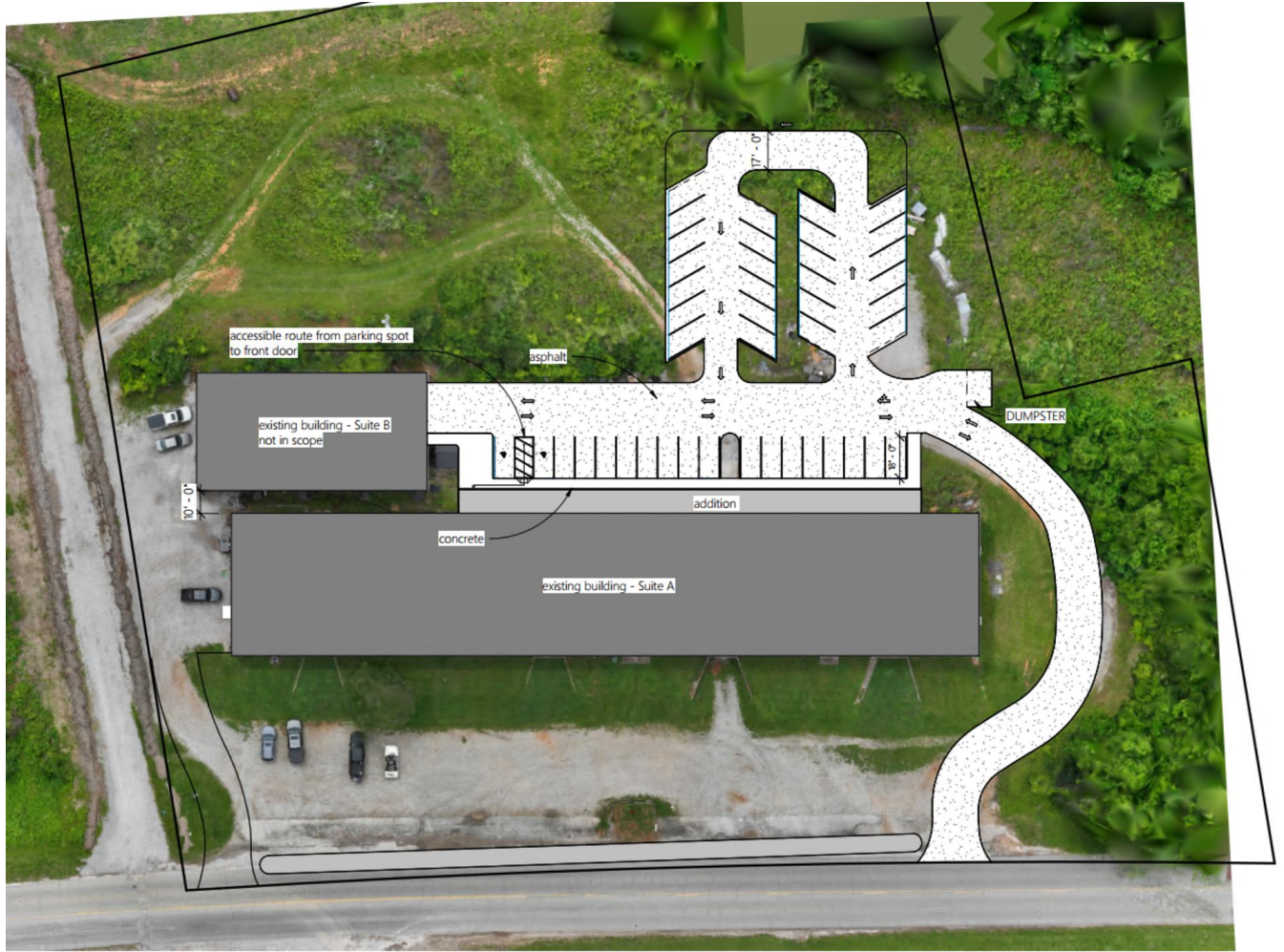
- ⊗ 1/2" REBAR IRON PIN SET
W/ IDENT CAP "BREWER 2393"
- IRON PIN FOUND
- POINT NOT SET
- Ⓢ POWER POLE
- POWER LINE
- TVA- TVA POWER
- W- 8" WATER



BOUNDARY & TOPOGRAPHICAL SURVEY FOR CHRIST FELLOWSHIP CHURCH		
<i>DRAWN</i> S BREWER	<i>DATE</i> 11/22/10	2ND CD OF MAURY CO, TN DEED BOOK R1533, PAGE 58
<i>APPROVED</i> S BREWER	<i>DATE</i>	TAX MAP 76, PARCEL 75.07
<i>SCALE</i> 1" = 50'	<i>SHEET</i>	<i>PROJECT NO.</i> FELLOW

I HEREBY CERTIFY THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

SCOTTIE G. BREWER, R.L.S. 2393



structural site plan

