

City of Columbia
BOARD OF ZONING APPEALS
May 14, 2026

CALL TO ORDER

Chairman Jimmy Dugger called the May 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

All present and included the following:

Present were: Mr. Eddie Ables
 Mr. Jimmy Campbell
 Mr. Jimmy Dugger
 Mrs. Kristen Newton
 Ms. Debbie Wiles

Other attendees: Mr. Austin Brass, City Planner
 Mr. Jeremy Humphrey, Planner II
 Mrs. Sandra Richardson, Recording Secretary
 Mrs. Melissa Sanders, Planner I

II. APPROVAL OF MINUTES

The April minutes were presented for approval. Mr. Campbell moved to approve the minutes, with Mr. Ables seconding. The motion to approve the minutes passed five to zero.

III. PUBLIC COMMENTS

There were no comments.

IV. OLD BUSINESS

1. Case #26-0059

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.

Staff Review:

Mr. Jimmy Dugger, Chairman read the agenda item. Mr. Jeremy Humphrey stated that staff is supportive of this request.

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Discussion and Motion:

Mr. Nick Madonia was present to answer questions. Mr. Jimmy Campbell moved to approve, and Ms. Newton seconded the motion. The discussion was inclusive of Mr. Ables amending the motion by stating subject to the conditions stated and the staff report of it meeting with the final plat approval. Mr. Humphrey stated as it currently stands the building is one site. They are proposing two separate lots and that is going through the process. They did have the review a couple of days ago. It went through DRC and it has to go through Planning Commission for the final approval. Mr. Dugger asked if there was a second to amend the motion as per the discussion. Ms. Newton seconded the motion to amend. The amendment to the motion passed five to zero. Mr. Campbell moved to accept the motion as amended. Ms. Wiles seconded the motion. The amended motion to approve subject to aforementioned items was approved five to zero.

2. Case #26-0039

Request from Habitat for Humanity for Variance approval regarding front and rear setback at 413 West 3rd Street, being Tax Map 89M Group G Parcel 47, a CD-3 (Residential Character District) zoned property.

Staff Review:

Mr. Jimmy Dugger, Chairman read the agenda item. Mr. Humphrey gave the details of the staff report. Mr. Jeremy Humphrey stated that the applicant has submitted a revised site design which reduces the extent of the requested relief and demonstrates a reasonable effort to work within the dimensional limitations of the property. Staff find that the shallow nature of the lot creates a practical difficulty associated with development of the property for a permitted residential use. The revised site layout addresses prior staff concerns regarding site configuration and improves the overall relationship of the proposed structure to the lot. Based on the analysis, staff finds that the applicant has sufficiently demonstrated the required variance criteria contained within Section 8.5.16.L of Ordinance 4400.

Habitat representatives Lexi Bolinski and Jack York were present to answer questions.

The discussion included moving the house back, the front setback, it is in the pattern of the other homes, the original plan, variance on the front setback, parking pad.

Mr. Ables moved to approve, and Ms. Wiles seconded the motion. The motion to approve passed five to zero.

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V. NEW BUSINESS

1. Case #26-0125

Request from Kelsey Garcia for Conditional Use Permit approval of a Major Home Occupation at 1707 Owen Avenue, being Tax Map 100L Group L Parcel 16, a CD-3 (Neighborhood Character District) zoned property.

Staff Review:

Mr. Jimmy Dugger, Chairman read the agenda item. Mr. Jeremy Humphrey read the details of the staff report.

Discussion and Motion:

Mr. Dugger inquired about Major Home Occupation in the third paragraph of the staff report. Mr. Humphrey discussed the two different conditional uses, Major Home Occupation and the Minor Home Occupation, and the triggers of the classification. He also referenced Ordinance 4400, and the requirements. Ms. Wiles asked what flips that need that this is required. Mr. Humphrey stated the moment that they have a business with a client coming to their residence, it triggers the Major Home Occupation which then comes before this Board. This individual is going through the correct process to have a home business.

Mr. Brass, City Planner, stated that this will be low impact, however, this safeguards the neighborhood. Traditionally it is case by case basis, and he further explained.

Further discussion included volume, the Ordinance, the conditions, limitations, the hours of operations, the purpose of the conditional use, complaint driven investigation, and different conditional uses.

Mr. Campbell moved to approve. Mr. Dugger thanked the applicant for total transparency. Ms. Wiles stated that she felt clarification was needed with all that was in the recommendations from staff, and she read the recommended motions. Ms. Wiles moved to approve the Conditional Use Permit for a Major Home Occupation at 1707 Owen Avenue, as presented in the application, based on the finding of fact contained in the staff report. This approval is expressly limited to the scope and operational characteristics described by the applicant, including one client at a time by appointment only, weekend hours of operation, on-site driveway parking, and no non-resident employees, deliveries, or exterior evidence of the business. Any expansion or modification of the use beyond what has been presented shall require further review and approval by the Board of Zoning Appeals.

Mr. Ables stated per parliamentary procedure Mr. Campbell needs to withdraw his motion. Mr. Campbell stated that he doesn't mind putting all these details in a motion, but he doesn't think it is necessary. Mr. Campbell withdrew his motion.

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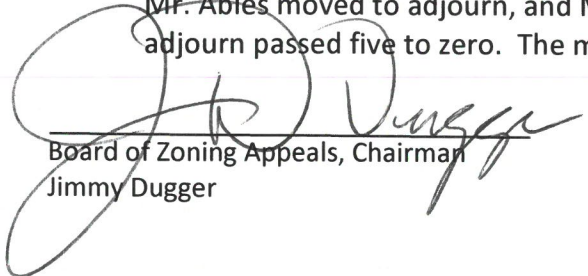
Mr. Ables seconded the motion. The motion to approve passed five to zero.

V. OTHER BUSINESS

Mr. Dugger inquired about education. Mr. Brass will check with the City Attorney. The education session will be held after a board meeting.

VI. ADJOURNMENT

Mr. Ables moved to adjourn, and Ms. Newton seconded the motion. The motion to adjourn passed five to zero. The meeting adjourned at 9:24 A.M.



Board of Zoning Appeals, Chairman
Jimmy Dugger

6-11-2026
Date