

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

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items. The first item is the fence, not meeting the height requirement. The second item 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.

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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:

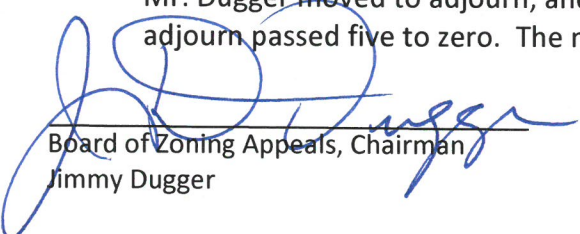
Parliamentary Procedures, training and Lunch and Learn were discussed.

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

3-12-2-26
Date