



The Columbia Board of Zoning Appeals will meet on Thursday, September 10, 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. Old Business
 - 1. Request from Taylor Park for a **Conditional Use Permit** concerning a Major Home Occupation at [911 South High Street, being Tax Map 100D Group H Parcel 22](#), a CD-5 zoned property. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**
- 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 TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

CONTACT INFORMATION

Jeremy Humphrey, Planner II, jhumphrey@columbiatn.gov 931-560-1538

DOCKET/CASE/APPLICATION
NUMBER
26-0243

APPLICANT/ PROPERTY OWNER
Taylor Park

PUBLIC HEARING DATE
August 13, 2026

PROPERTY
ADDRESS/LOCATION
911 S High St.

**REQUEST: Conditional use of Major Home
Occupation – Retail Sales**

The applicant requests approval of a Major Home Occupation at 911 South High Street. The proposed business would occupy approximately 150 square feet within the existing residence and offer custom home furnishings, furniture, lamps, art, antiques, and related goods. Customer visits would occur by appointment or during the proposed business hours of 11:00 a.m. to 6:00 p.m., Tuesday through Saturday.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Lot Size:
CD-5	Single Family	CD-5	Residential Home	+/- >1 acre

STATUS OF REVIEW

The request has been reviewed by staff and appears to be a low-impact Major Home Occupation that is generally compatible with the continued residential use of the property and the purpose of the Arts District Overlay. The request is ready for consideration by the Board of Zoning Appeals, subject to the conditions outlined in this report.

REVIEW & ASSESSMENT

Zoning Ordinance:

Staff reviewed the request for a Conditional Use permit for conformity with the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below:

§ 4.3.9.E.6.

u. Home Occupation, the following standards are intended to ensure that home occupations are compatible with the residential character of neighborhoods where they are located.

- (1) There are two classes of Home Occupation:
 - a. A Minor Home Occupation shall be permitted upon approval of a Minor Home Occupation permit by the Zoning Administrator. The Zoning Administrator shall establish a process for review and issuance of permits for minor home occupations.
 - b. A Major Home Occupation shall be allowed only with the approval of the Board of Zoning Appeals. Such approval shall follow the process of a conditional use permit. The Zoning Administrator shall review such Major Home Occupation requests and recommend appropriate conditions of approval to the Board of Zoning Appeals.
- (2) The Zoning Administrator may refer Minor Home Occupations to the Board of Zoning Appeals upon a determination that the proposed home occupation presents a risk to the residential character of the neighborhood or quiet enjoyment of other property owners.
- (3) If the Zoning Administrator denies a request for a Minor Home Occupation, or revokes a previously issued permit, the applicant may appeal the decision to the Board of Zoning Appeals. Such a request shall be evaluated as a Conditional Use for a Major Home Occupation permit.
- (4) **The following limitations apply to all Home Occupations:**
 - a. The home occupation shall be clearly incidental and secondary to the use of the property for residential purposes;
 - b. A home occupation shall not be established prior to the residents conducting the home occupation taking possession of, and residing in, the dwelling;
 - c. Outside storage or display of materials, merchandise, or inventory is prohibited;



CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

- d. Exterior alteration that changes the residential character of the principal building is prohibited;
 - e. No exterior building signs shall be permitted except as specifically provided in Article 7 of this ordinance;
 - f. Receipt, sale or shipment to and from the premises is permitted by regular U.S. Mail and express shipping service characteristic of residential neighborhoods; large-volume, business-to-business commercial deliveries are prohibited; and
 - g. The applicant shall obtain all appropriate licensure required by the State of Tennessee.
- (5) The following limitations apply to Minor Home Occupations:
- a. The Home Occupation must be conducted entirely within the principal structure;
 - b. The Home Occupation shall not exceed fifty percent of the total floor area of the principal building;
 - c. No person other than a family member residing on the premises shall be employed as part of a minor home occupation unless such employee(s) works off-premises.
 - d. There shall be no customers or clients on the premises of a minor home occupation; and
 - e. No commercial vehicles or trailers, other than ordinary passenger vehicles, shall be permitted on premises.
- (6) The following limitations apply to Major Home Occupations:
- a. A Major Home Occupation may be conducted within an accessory building;
 - b. A major home occupation may include two employees who do not reside in the home;
 - c. Except in-home childcare licensed by the State of Tennessee, a major home occupation may have no more than two customers or clients on the premises at one time;
 - d. Shipment and delivery to and from the premises are prohibited between the hours of 9 pm and 7 am;
 - e. No employees, customers, or clients may be on the premises between the hours of 9 pm and 7 am;
 - f. Trailers, equipment, and commercial vehicles, when permitted by the Board of Zoning Appeals, must be stored in the Third Layer and screened from view; and
 - g. The Board of Zoning Appeals may further restrict the number of employees, hours of operation, deliveries, and parking of commercial vehicles and equipment on site.
- (7) Revocation
- a. The Zoning Administrator may revoke the Home Occupation permit for failure to comply with these limited use standards, conditions imposed by the Board of Zoning Appeals, or other violations of City of Columbia ordinances.

8.5.16 Conditional Use Permits & Variances

C. Conditional Use Permits.

1. Conditional Uses within Districts are considered to be Uses which are appropriate in a particular District, but because of their potential for incompatibility with Adjacent Uses, require individual review.
2. The Board of Zoning Appeals shall hear and decide, in accordance with the provisions of this Ordinance, requests for Conditional Use Permits.

The procedures and requirements for Conditional Uses are applicable when a Use is indicated within the applicable District as a Conditional Use in **Tables 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses), 4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses), and 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses)** and are not applicable to Use when a Use is indicated within the applicable District as a Use Permitted Subject to Limited Use Standards in such Tables.

K. Conditional Use Permit Specific Requirements.

1. A Conditional Use Permit may be granted provided the Board of Zoning Appeals finds that the request conforms to the following requirements:
 - a. The proposed Use is listed as Conditional Use for the applicable District.
 - b. The proposed Use conforms to all applicable standards listed in Section 4.3.9.D, for the proposed Use;
 - c. The proposed Use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;
 - d. The proposed Use will not adversely affect other property in the area in which it is located;
 - e. The proposed Use conforms to all applicable provisions of this Ordinance for the District in which it is to be located.
2. The Board of Zoning Appeals may impose such other conditions and restrictions upon the premises benefited by a Conditional Use Permit as may be necessary to reduce or minimize the injurious effect of such Conditional Use upon and ensure compatibility with surrounding properties. The Board of Zoning Appeals may establish dates for the expiration of any Conditional Use Permit as a condition of approval.

STAFF ANALYSIS

The proposed business appears low-impact and generally compatible with the continued residential use of the property. Commercial activity would be limited to a 150-square-foot parlor, representing approximately seven percent of the residence. The owner would continue to occupy the remainder of the property as a private dwelling. No non-resident employees, exterior alterations, outdoor storage, commercial vehicles, or regular freight deliveries are proposed. Inventory would consist of furniture, lamps, art, antiques, and related home goods, with no manufacturing, hazardous materials, or activities expected to generate excessive noise, odor, vibration, other adverse effects.

The proposed hours of 11:00 a.m. to 6:00 p.m., Tuesday through Saturday, fall within the hours permitted for a Major Home Occupation. However, appointments and scheduled events must be managed so that no more than two customers or clients are present on the premises at one time.

The proposed use is also consistent with the purpose of the Arts District Overlay, which specifically encourages arts-related businesses, small-scale retail, and creative industries. The limited commercial area, owner-operated format, and preservation of the building's residential appearance support compatibility with the surrounding area.

Based upon the submitted description, staff finds that the request can satisfy the Conditional Use Permit criteria, subject to conditions ensuring that the business remains at the scale presented.

RECOMMENDATION

Staff recommends **APPROVAL** of the Major Home Occupation request.

The proposed use does satisfy the definitional requirement for Home Occupations. Therefore, staff recommends approval of the Major Home Occupation, subject to the following conditions:

1. The commercial use shall be limited to the approximately 150-square-foot front parlor identified in the application.
2. The property shall remain the applicant's primary residence, and the residential use shall remain the principal use of the property.
3. Business hours shall be limited to 11:00 a.m. through 6:00 p.m., Tuesday through Saturday.
4. No more than two customers or clients shall be present on the premises at one time, including during appointments or scheduled events.
5. No nonresident employees shall be permitted.
6. Deliveries shall be limited to standard parcel or small delivery vehicles. Freight deliveries and large-volume commercial shipments are prohibited.
7. No outdoor storage or display of merchandise shall be permitted.
8. No commercial vehicles, trailers, or business-related equipment shall be stored on the property.
9. No exterior alteration shall be made that changes the residential character of the structure.

10. Any signage shall comply with the applicable Home Occupation and Arts District Overlay sign standards.
11. The use shall otherwise comply with all applicable provisions of Zoning Ordinance No. 4400 and all other adopted City codes.

SUGGESTED MOTION FOR BOARD MEMBER

“I move to approve the request for a Major Home Occupation at 911 South High Street, finding that the request satisfies the Conditional Use Permit criteria of Section 8.5.16.K, subject to the conditions contained in the staff report’s ‘recommendation’ section.”

Sample Motions for Board Members

[Approve]:

Move to find, based on the evidence presented by the applicant and the analysis provided by city staff listed in the City of Columbia Zoning Ordinance have been sufficiently and fully satisfied and grant the requested conditional use.

[Deny]:

Move to deny the requested Conditional Use having found that the Use does not conform to the specific requirements in the City of Columbia Zoning Ordinance and thus have not been sufficiently and fully satisfied.

[Approve Subject to Conditions]:

Move to find that all criteria listed in the City of Columbia Zoning Ordinance have been sufficiently and fully satisfied and grant the requested Conditional Use subject to the following conditions: *[list conditions of approval]*.

[Defer]:

Move to find that there is insufficient information to make a decision, continue the hearing, and request that the [applicant/staff] provide: *[list additional information]* for review at a future meeting.

Description of Requested Use

Conditional Use Permit Application — § 8.5.16C
Board of Zoning Appeals, City of Columbia, Tennessee

Property Address: 911 S High St., Columbia, TN 38401

Zoning District: CD-5

Applicant / Property Owner: Taylor Park, Britton Strickland

Existing Use: Single-family residential (2,085 sq. ft.); 0.13-acre lot

1. Proposed Use and Long-Term Plans

The applicant proposes to operate a small residential mercantile establishment within an existing single-family residence. The commercial use will be confined to a designated 150 square-foot parlor room at the front of the structure — approximately seven percent of the home's 2,085 square feet. The remaining area of the residence will continue to be occupied by the owner exclusively as a private dwelling.

The parlor will function as a retail showroom and gallery offering custom home furnishings and decorative items, including lamps and furniture, alongside arts, antiques, and home goods. The business operates primarily by appointment and during scheduled events, with limited regular hours of 11:00 a.m. to 6:00 p.m., Tuesday through Saturday.

Long term, the applicant intends to maintain the business at this modest scale as an owner-operated use that complements the mixed-use, walkable character of the CD-5 district. No expansion of the commercial footprint beyond the front parlor is planned, and no exterior modifications to the structure are proposed.

2. Protection of Public Health, Safety, and Welfare

The proposed use is low-intensity and designed to operate in a manner that protects public health, safety, and welfare:

- Operations are limited to appointments and scheduled events with modest posted hours, minimizing traffic and activity at any one time.
- No exterior or structural modifications to the residence are proposed; the building retains its existing residential form and appearance.
- The retail inventory — furniture, lamps, art, antiques, and home goods — involves no hazardous materials, no manufacturing on site, and no noxious noise, odor, or emissions.
- Any signage will comply with the sign standards applicable in the CD-5 district.

3. No Adverse Impact on Surrounding Properties (Access and Parking)

The use is consistent with the mixed-use character of the CD-5 district and is not expected to adversely affect neighboring properties. The commercial activity is confined to a single 150 square-foot room, by-appointment scheduling limits the number of visitors present at any time, and the residential exterior of the property is preserved.

Access and parking are accommodated through a combination of:

- An existing on-site private driveway serving the property;

- On-street parking along the adjacent public right-of-way; and
- Additional public parking available near the adjacent library.

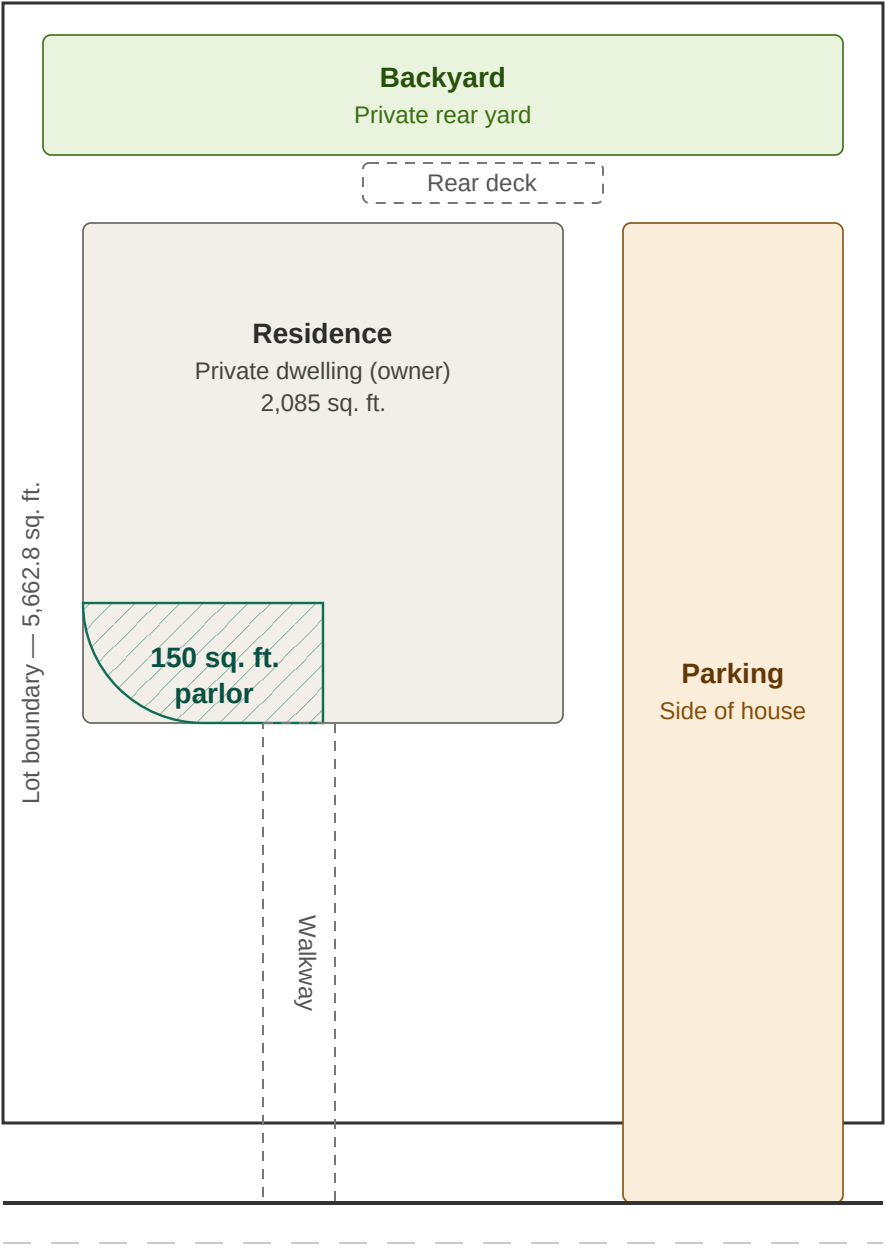
The applicant will comply with the off-street parking requirements applicable to the use under Table 4.3.12.B-1 of the Zoning Ordinance.

4. Home Occupation Information

- **Conducted within an accessory building?** No. The use occurs within a 150 sq. ft. parlor inside the primary residence.
- **Non-resident employees?** No. The business is owner-operated, with no non-resident employees.
- **Customers on site?** Yes, by appointment and during scheduled events, during the posted hours of 11 a.m.–6 p.m., Tuesday–Saturday.
- **Trailers, equipment, or commercial vehicles?** No commercial vehicles, trailers, or equipment will be stored or operated on the premises.
- **Deliveries to and from the premises?** Occasional deliveries of inventory only, by standard parcel or small delivery vehicle; no regular freight or commercial loading.

Site plan — 911 S High St., Columbia, TN (CD-5)

Lot area: 5,662.8 sq. ft. · Not to scale



S High St.



26-0243
911 S. High Street

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

