



The Columbia Board of Zoning Appeals will meet on Thursday, March 9, 2023 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. Old Business

IV. New Business

1. Case #23-0047 Request from Adam Crunk for a variance regarding outdoor display standards at [Tax Map 75 Parcels 11.04 and 31.01](#) off Nashville Highway.

Documents:

1. All Documents

V. Other Business

1. Case #23-0026 2022 BZA Annual Report

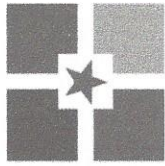
Documents:  
None

VI. Adjourn

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

The 2023 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.



BOARD OF ZONING APPEALS: APPLICATION AND CHECKLIST  
SUBMITTAL REQUIREMENTS

*10 copies of plan + PDF  
Fold all submittals larger than 8½"x11"*

1. Applicants must complete this application, include required supporting materials, & pay the required fee (\$200.00-each request is considered separate & requires a separate fee) by the monthly submittal deadline. It shall be the responsibility of the applicant to become familiar with the regulations, policies, and procedures of the City of Columbia. Please contact the Columbia Development Services Department with any questions or to discuss any concerns during the BZA submittal & review process: Austin Brass, City Planner, [abrass@columbiatn.com](mailto:abrass@columbiatn.com) or (931) 560-1560.

2. Please provide the following information, depending on the request:

**Ten (10) copies of each document and/or plan shall be submitted.**

- a. Completed application.
  - b. **For a setback variance only:** The length of the boundaries of the lot measured to the nearest foot. Locations, square footages, and exterior dimensions, measured from outside wall to outside wall, of all existing and proposed buildings and structures. *A plot plan may satisfy this requirement.*
  - c. **For a sign variance only:** The measurements and total square footage of the permitted and requested signage. If a wall or gasoline pump sign, provide the linear footage of the front façade of the building for which the signage is proposed.
  - d. **For all variances requests:** Completion of the Requirements of Variance Sheet on this application or a Justification Letter addressing those seven (7) criteria.
  - e. **For a Conditional Use Permit only:** Complete of Description of requested Use or submit a separate Request Letter to the Board of Zoning Appeals. In either case, address each of the following:
    - i. Explain in detail the proposed use for the property, including long-term plans; and
    - ii. Explain how your proposal will be designed, located, and operated so that the public health, safety, and welfare will be protected; and
    - iii. Explain how your proposal will not adversely impact other properties in the area in which it is located (this includes addressing access and parking for the site, if applicable).
  - f. Submit applicable drawings, illustrations, and so forth, to accompany the request.
  - g. The appellant shall provide any additional information as determined by the Department of Development Services that will be necessary to fully complete a review by City Staff and/or by the Board of Zoning Appeals.
3. Submit the final request to the Department of Development Services according to the established Board Deadline and Meeting schedule. A representative must attend the BZA Meeting.

| BOARD OF ZONING APPEALS APPLICATION<br>COLUMBIA, TENNESSEE                                               |  |                            |                                                |                      |  |
|----------------------------------------------------------------------------------------------------------|--|----------------------------|------------------------------------------------|----------------------|--|
| SUBDIVISION: N/A                                                                                         |  |                            | LOT: N/A                                       |                      |  |
| LOT ADDRESS: Nashville Hwy<br>Map 75 Parcels 11.04 & 31.01                                               |  |                            |                                                |                      |  |
| ZONING:<br>SD-LI                                                                                         |  | LAND USE:<br>Sub. Corridor |                                                | LOT ACREAGE:<br>8.16 |  |
| LOT SQUARE FOOTAGE:<br>355449 sf                                                                         |  |                            | BUILDING SQUARE FOOTAGE:<br>Proposed 38,000 sf |                      |  |
| ESTABLISHED/EXISTING SETBACKS:<br>FRONT: <u>40</u> ft.      SIDE: <u>40</u> ft.      REAR: <u>20</u> ft. |  |                            |                                                |                      |  |
|                                                                                                          |  |                            |                                                |                      |  |
| OTHER INFORMATION:                                                                                       |  |                            |                                                |                      |  |
|                                                                                                          |  |                            |                                                |                      |  |

## TYPE OF REQUEST

COMPLETE APPLICABLE REQUEST FOR BOARD TO CONSIDER

| APPEAL OF ADMINISTRATIVE DECISION                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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:                                                                                                                                                                          |
|                                                                                                                                                                                     |
|                                                                                                                                                                                     |
| ZONING ORDINANCE SECTION:                                                                                                                                                           |
|                                                                                                                                                                                     |
| CITY OFFICIAL WITH TITLE AND DEPARTMENT:                                                                                                                                            |
|                                                                                                                                                                                     |

| EXCEPTIONAL HARDSHIP VARIANCE REQUEST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                        |                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <p>1. If requesting a <b>Setback Variance</b>, indicate below which yard the setback variance is located within and <b>provide an exact measure of the distance of the new setback in feet</b>.</p> <p>2. If requesting a <b>Sign Variance</b>, indicate below which type of sign the variance is for and <b>provide the permitted signage, in addition to the requested amount of signage</b>.</p> <p>3. If requesting a <b>Variance</b> of any other provision of the <i>Zoning Ordinance</i>, provide a <b>detailed explanation below in "Other Variance Request."</b></p> |                                                                                                                                                                        |                                             |
| <b>SETBACK VARIANCE</b><br><i>Check applicable yard</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> FRONT YARD<br><input type="checkbox"/> SIDE YARD<br><input type="checkbox"/> REAR YARD                                                        | REQUESTED SETBACK (ft):                     |
| <b>SIGN VARIANCE</b><br><i>Check applicable sign</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> FREESTANDING SIGN<br><input type="checkbox"/> WALL SIGN<br><input type="checkbox"/> GASOLINE PUMP SIGN<br><input type="checkbox"/> OTHER SIGN | PERMITTED SIGNAGE (ft or ft <sup>2</sup> ): |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                        | REQUESTED SIGNAGE (ft or ft <sup>2</sup> ): |
| <b>OTHER VARIANCE REQUEST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ZONING ORDINANCE SECTION:<br><b>Table 4.3.1-I</b>                                                                                                                      |                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | REASON FOR REQUEST:<br><b>To permit the sales and display of automobiles for sale</b>                                                                                  |                                             |

| CONDITIONAL USE PERMIT                                                      |
|-----------------------------------------------------------------------------|
| If requesting a <b>Conditional Use Permit</b> , indicate the requested use. |
| REQUESTED USE (be detailed):<br><br><br><br><br>                            |
| DOES THE REQUESTED USE HAVE REQUIRED PARKING?                               |
| HOURS OF OPERATION:                                                         |

# APPLICANT

|         |                                                        |       |                   |
|---------|--------------------------------------------------------|-------|-------------------|
| NAME    | Adam Crunk, PE                                         | PHONE | 615-873-1795      |
| ADDRESS | 7112 Crossroads Blvd. Suite 201<br>Brentwood, TN 37027 | EMAIL | adam@crunkeng.com |

# PROPERTY OWNER

|         |                                  |       |                     |
|---------|----------------------------------|-------|---------------------|
| NAME    | Andrew & Linda Sisk              | PHONE | 931-224-0232        |
| ADDRESS | PO Box 317<br>Columbia, TN 38402 | EMAIL | awsisk1@hotmail.com |

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

|                                                       |                                                                                                                  |                           |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------|
| <u>Adam Crunk, PE</u><br>APPLICANT NAME               | <br>APPLICANT SIGNATURE        | <u>12/16/2022</u><br>DATE |
| <u>Andrew &amp; Linda Sisk</u><br>PROPERTY OWNER NAME | <br>PROPERTY OWNER SIGNATURE | <u>12-16-2022</u><br>DATE |

# STAFF USE ONLY

|                                               |  |                  |  |
|-----------------------------------------------|--|------------------|--|
| DOCKET NO.                                    |  | FEE PAID         |  |
| RECEIPT NO.                                   |  | REQUESTED AGENDA |  |
| DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS |  |                  |  |
| DATE OF PUBLIC NOTICES IN DAILY HERALD        |  |                  |  |
| BOARD ACTION                                  |  |                  |  |

**REQUIREMENTS FOR A VARIANCE**  
*Section 3.15.10 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 property is located adjacent to two streets with a steep rock bluff at the rear of the property. The two adjacent streets require parking to be located adjacent to, or behind the proposed building. The developer of the project wishes to be able to park or store cars as inventory adjacent to the streets for visibility. This code requirement is peculiar to this business and the strict enforcement of the code creates a hardship.</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 requested variance to allow for one bay of parking (access drive and parking on both sides) would be the minimum amount of parking allowed between the building and street.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- |                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| <p>3. That the variance will not authorize activities in a zone district other than those permitted by this ordinance.</p> |
|----------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>This request is specific to this lot, and the proposed automobile sales activities on the lot are in conformance and permitted by the existing zoning district.</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

4. That financial returns alone shall not be considered as a basis for granting a variance.

Financial returns are not the sole basis for this request. This request is to prevent a hardship due to the nature of the business and the fact that the inventory they sell is not permitted between the building and the street.

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.

Locating parking between the proposed building and the streets would not harm the public, and is a common existing pattern along Highway 31.

6. That the purposed 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.

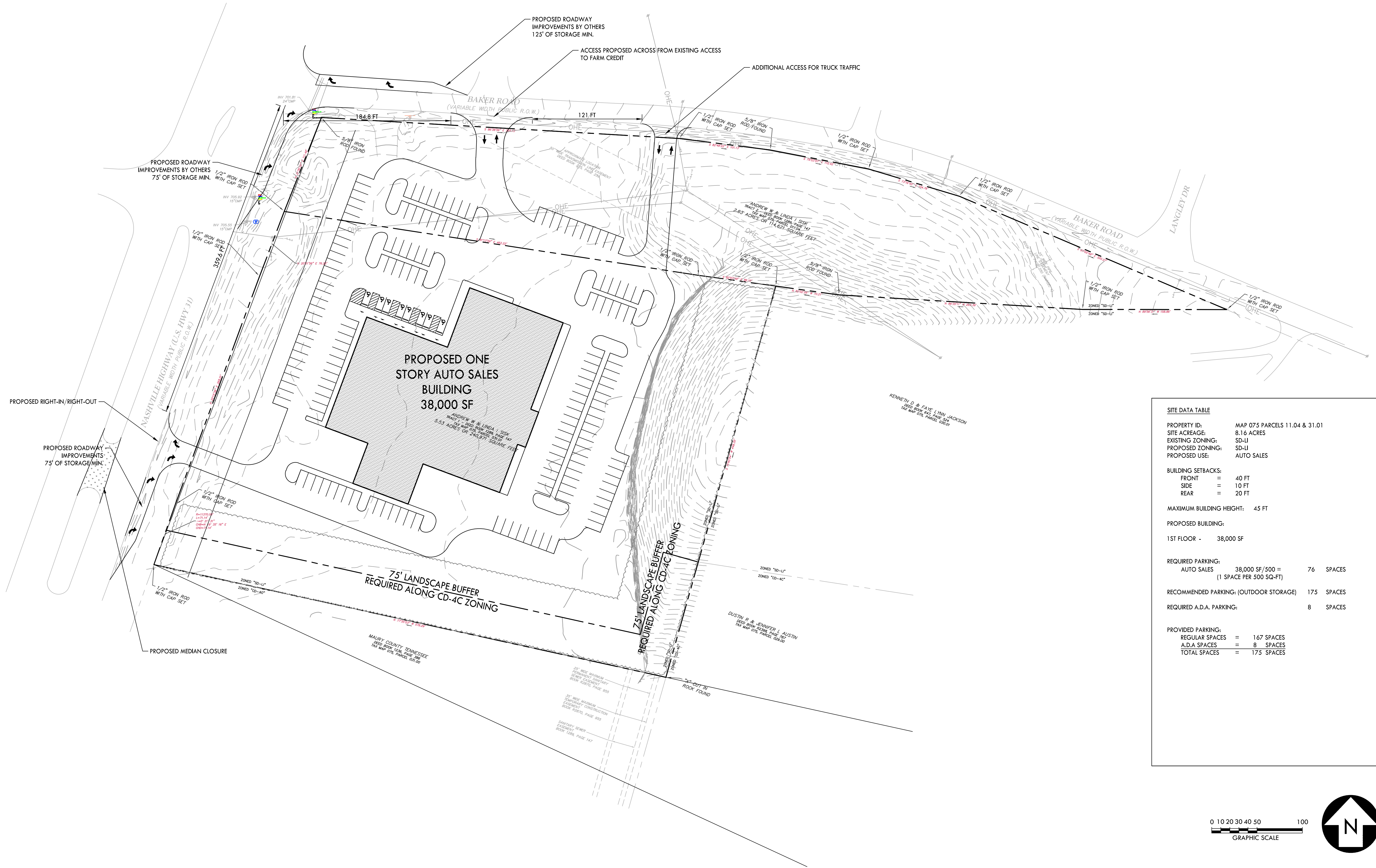
Locating parking between the proposed building and the streets would not impair the adequate supply of light and air to the adjacent property, which in this case is the street. This request would not increase the danger to fire or public safety as we understand the code intention to have parking located adjacent to or behind the building is less a concern of safety and more of one for aesthetics.

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.

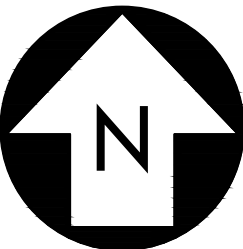
This hardship request is being made with full knowledge of the code, in advance of a development plan submittal. This hardship has not been intentionally created by any person having interest in the property.

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Crunk Engineering, Inc. 12/19/2022 2:21 PM - McNabb Auto Dealership - Columbia, TN - Construction - C1.0.dwg



| SITE DATA TABLE                        |                                            |            |        |
|----------------------------------------|--------------------------------------------|------------|--------|
| PROPERTY ID:                           | MAP 075 PARCELS 11.04 & 31.01              |            |        |
| SITE ACREAGE:                          | 8.16 ACRES                                 |            |        |
| EXISTING ZONING:                       | SD-LI                                      |            |        |
| PROPOSED ZONING:                       | SD-LI                                      |            |        |
| PROPOSED USE:                          | AUTO SALES                                 |            |        |
| BUILDING SETBACKS:                     |                                            |            |        |
| FRONT                                  | =                                          | 40 FT      |        |
| SIDE                                   | =                                          | 10 FT      |        |
| REAR                                   | =                                          | 20 FT      |        |
| MAXIMUM BUILDING HEIGHT:               |                                            | 45 FT      |        |
| PROPOSED BUILDING:                     |                                            |            |        |
| 1ST FLOOR -                            | 38,000 SF                                  |            |        |
| REQUIRED PARKING:                      |                                            |            |        |
| AUTO SALES                             | 38,000 SF/500 =<br>(1 SPACE PER 500 SQ-FT) | 76         | SPACES |
| RECOMMENDED PARKING: (OUTDOOR STORAGE) |                                            | 175        | SPACES |
| REQUIRED A.D.A. PARKING:               |                                            | 8          | SPACES |
| PROVIDED PARKING:                      |                                            |            |        |
| REGULAR SPACES                         | =                                          | 167 SPACES |        |
| A.D.A. SPACES                          | =                                          | 8 SPACES   |        |
| TOTAL SPACES                           | =                                          | 175 SPACES |        |



CRUNK ENGINEERING LLC  
7112 CROSSROADS BOULEVARD  
SUITE 201  
BRENTWOOD, TN 37027  
(615) 873-1795  
WWW.CRUNKENG.COM



# McNabb Auto Dealership

COLUMBIA, TN

| REVISIONS |  | DATE |  |
|-----------|--|------|--|
| No.       |  |      |  |
|           |  |      |  |
|           |  |      |  |
|           |  |      |  |
|           |  |      |  |
|           |  |      |  |

12/19/22 #22145

C1.0  
PRELIMINARY SITE  
LAYOUT PLAN