

City of Columbia
BOARD OF ZONING APPEALS
March 10, 2022

CALL TO ORDER:

Chairman Jimmy Dugger called the March 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.

ROLL CALL:

All present and included the following:

Present were: Mr. Jimmy Campbell
Mr. Jimmy Dugger
Ms. Davena Hardison
Mr. George Vrailas
Ms. Kristi Martin

Other attendees: Mr. Austin Brass, City Planner
Mr. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I

APPROVAL OF MINUTES:

The February minutes were presented for approval. Mr. Dugger asked for approval of the minutes, he also asked if there were any corrections or deletions from the minutes. Hearing none he asked for a roll call vote for the approval of the February, 2022 meeting. The motion carried the minutes were approved with a vote of four to zero with Ms. Martin abstaining due to absence.

Mr. Dugger asked Mr. Brass to give an introduction of the new staff. Mr. Brass stated that Mr. McCarthy has been on staff since December, 2021. He comes to us from most recently working with the State of Tennessee with affordable housing. He has a Masters in City Planning the City is very fortunate to have him on staff. He will be presenting the staff reports and presentations before the BZA.

AGENDA ITEM #3

Case #22-0031

Request from Richmond American Homes for a Conditional Use to allow a model home sales office within a residential zoning district located at 2903 Windstone Trail.

Staff Review:

Mr. McCarthy gave the details of the staff report. Staff recommends approval with the condition of providing a revised parking plan.

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Discussion and Motion:

Discussion included Mr. Vrailas stated that this is for office parking. He stated it looks like there are five stalls plus a handicap, he asked is that not adequate. Mr. McCarthy stated that the dimensions of the parking stalls is the issue, the Ordinance requires nine feet in width and 19 feet in length. Mr. Vrailas asked if they could have four to be sufficient. Mr. McCarthy said he would have to double check. Mr. Brass stated that staff doesn't specifically have a parking ratio for model sales office. It is up to this Commission to make the recommendation as to what they feel is adequate for the parking stalls. Mr. Vrailas inquired this Commission or Planning Commission. Mr. Brass stated the Board of Zoning Appeals. Mr. Vrailas asked if the Board can make the recommendation here. Mr. Brass stated yes. Ms. Martin asked if this Board have encountered this issue before in the past and how have it been addressed. Mr. Brass stated that he doesn't believe so. Nine by 19 is the base for a parking stall what the Board would do is make that as a condition that it meets the zoning code requirements. Mr. Dugger inquired about the adjustments. Mr. Brass stated that there has to be a valid reason for granting a 20% administrative adjustment. Staff typically doesn't do that for parking stall. It is based off of setback, and there has to be a valid reason for granting a 20%. In this case he doesn't see a valid reason. Mr. Dugger stated to Ms. Hardison since she was new, the Commission allows the staff a 20% variance in regards to decisions if it falls within that then they can make a decision without the Board. If it goes past that then the board have to allow them to bring it to this Board to make a vote. Mr. Brass stated that it would have to be a reason why staff would grant the variance. Mr. Vrailas made the motion that they can go to four parking stalls and one handicap to meet their width requirements. Ms. Hardison seconded the motion. Motion to approve passed five to zero.

#4 Case 22-0034-

Request from Smith Douglas Homes for a Conditional Use to allow a model home sales office within a residential zoning district located at 531 Morgan Meadows Way.

Staff Review:

Mr. McCarthy presented the details of the staff report. The parking plan deviates more from the standards. They show a very wide concrete driveway. The maximum allowed width is 25 feet. Staff asks that the Board condition any approval on staff's recommendation of a revised parking plan. Staff asks that the Board condition the approval of this request on compliance with City of Columbia Zoning Ordinance.

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Discussion and Motion:

Chad representing Smith Douglas Homes, was present to answer questions. The representative stated that they didn't put the handicap on there, but they will have one handicap and two stalls. They will have three to meet the requirements, and they can get them drawn on there and resubmit if needed. Mr. Brass stated that the handicap stall will require an accessible space, it would require a wheel stop in the parking stall. In addition to Mr. McCarthy's review it was stated that the drive aisle, the pad with requirements at the right-of-way, well exceeded our code requirements. The pad will need to be reduced at the right-of-way. The representative stated that they will take it down to 25 feet. Mr. Dugger asked for the difference between the handicap regular stall, and the standard stall. Mr. Brass stated that the standard is nine by nineteen, the van accessible aisle is five feet wide. Mr. McCarthy stated that there are two issues. They are the dimensions of the parking stalls, you are showing the 30 foot wide parking pad and you have the driveway maximum width of 25 feet. It will be preferable if the applicant will make it so that one can pull into a driveway and then park. Mr. Brass showed him an example. He stated they can definitely do that, and it is not an issue. Mr. Dugger asked if the Board has a right to talk about the sign since it is not on the agenda. Mr. Brass stated that it was an advisory comment that any signage violation be cleared out as part of a conditional use. Mr. Dugger asked the applicant are you willing to accept that modification and change. He stated absolutely. Mr. Vrailas asked how many homes are in the subdivision. The representative stated 98. Mr. Vrailas inquired there will be someone in the model home greeting people. The representative stated one to two people, there is two offices in the sales office. Mr. Vrailas asked if they will have their own parking or will they be using these parking spaces. The representative stated that they park on the street, and allow for the three spots to be open. Mr. McCarthy stated that it would be preferable that adequate parking be provided for visitors and staff so that one don't have cars in the right-of-way. Further discussion included temporary process, once the home sells taking the pad out, retro the office back to a garage, pour a driveway to the house, building a house where the parking pad is, garage, the parking pad will go away, gravel area, gravel is not good practice, safety issue, building around the model, simpler solution, landscaping, paving, concrete, five parking spaces, construction place, entrance will be paved, and the number of homes already purchased. Mr. Vrailas moved to approve the motion with conditions regarding site plan with revised parking plans that shows the narrower driveway, parking spaces as per discussed, and continued compliance with the Ordinance concerning the sign. Mr. Dugger stated that the motion was properly made and seconded and he called for the vote. Motion to approve with conditions passed with a vote of five to zero.

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OTHER BUSINESS:

Mr. Brass stated at the last meeting Mr. Vrailas highlighted the Apex Recovery. It was for a conditional use to allow a drug substance abuse center was at a former nursing home on Trotwood Avenue. During the last meeting there was some discussion regarding the success rate and that is something that he stated he can reach out to the applicant and see if he can get you that information personally. It wasn't something that was apart of the approval condition. It was just a general question, and it is a valid question.

Mr. Dugger stated that Austin as a staff member make that happen. The Commission has another meeting on Monday, and Ms. Martin will not be there a quorum is needed. Everyone stated that they plan on being there.

Mr. Dugger asked about Education. Four hours are needed per year. Mr. Brass stated that staff will look at Tennessee Planning Association for educational sessions. Mr. Brass stated that TAPA is the one that does the educational sessions for BZA in the state of Tennessee. Mr. Dugger inquired about real estate sessions counting as education. Mr. Brass stated that he doesn't know if those classes are in the purview of the BZA. TAPA is the single model for BZA education. Ms. Martin discussed on street parking congestion. Mr. Brass stated that the new code addresses parking. Off street parking is allowed in residential areas. Mr. Vrailas thinks the ratio needs to be two instead of one and a half. Further discussion includes trash collection, zoning levels, and an education session with staff.

ADJOURNMENT:

Ms. Hardison moved to adjourn, with Mr. Vrailas seconding. Motion to adjourn passed four to zero. The meeting adjourned at 9:55 a.m.

Board of Zoning Appeals, Chairman
Jimmy Dugger

Date