



AGENDA

The Columbia Board of Zoning Appeals will meet on Thursday, March 10th, 2022 at 9:00 a.m. in the Council Chambers on the basement level of City Hall, 700 N. Garden Street to consider the following:

1. Roll Call
2. Approval Of Minutes
Approval of minutes from February 2022 meeting.

Documents:

[BZA_20220210 MINUTES DRAFT.PDF](#)

3. 22-0031 - Conditional Use - Temporary Sales Office For Ridge At Carters Station
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](#).

Documents:

[22-0031_RIDGE AT CARTERS STATION CU_APPLICATION.PDF](#)
[22-0031_RIDGE AT CARTERS STATION CU_BZA ELEVATIONS.PDF](#)
[22-0031_RIDGE AT CARTERS STATION CU_LOCATIONMAP.JPG](#)
[STAFF REPORT 22-0031 RIDGE AT CARTER STATIONS CONDITIONAL USE.PDF](#)

4. 22-0034 - Conditional Use - Temporary Sales Office For Morgan Meadows
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](#).

Documents:

[22-0034_MORGAN MEADOWS CU_APPLICATION.PDF](#)
[22-0034_MORGAN MEADOWS CU_ARCHITECTURAL.PDF](#)
[22-0034_MORGAN MEADOWS CU_LOT LAYOUT.PDF](#)
[22-0034_MORGAN MEADOWS_CU_LOCATION MAP.JPG](#)
[22-0034_MORGAN MEADOWS CU_STAFF REPORT.PDF](#)

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

The [2022 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.

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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.

ROLL CALL:

Quorum present and included the following:

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

Absent Was:

Ms. Kristi Martin

Other attendees: Mr. Austin Brass, City Planner
Mr. Paul Keltner, Director of Development Services
Mr. Kelvin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I
Mr. Tim Tisher, City Attorney

APPROVAL OF MINUTES:

The October 2021 minutes were presented for approval. Ms. Hardison made the motion to approve with Mr. Campbell seconding.

Mr. Keltner stated we would like to do just a little housekeeping. Staff advertised correctly, but some of the letters that went out for item no. 2 had a different time, it stated 10:00 a.m. He requested that item #3 be moved to the beginning of the agenda, to give time for the item no. 2 applicant to come about.

Motion to approve the minutes passed two to zero, with Mr. Campbell seconding. Mr. Dugger, and Mr. Vrailas abstained due to absence.

AGENDA ITEM #2

Case 22-0005

Request from Apex Recovery, LLC for a conditional use permit to operate a group care facility located at 2710 Trotwood Avenue.

Staff Review:

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Mr. Brass presented the details of the staff report.

Discussion and Motion:

, were present to answer questions. Discussion included

AGENDA ITEM #3

Case #22-0006

Request from Bruce Peden for appeal of administrative decision with interpretation of salvage operation at 212 Cemetery Avenue.

Staff Review:

Mr. Dugger stated at this time we will accept the presentation request from Bruce Peden for appeal of administration decision with interpretation of salvage operation at 212 Cemetery Avenue.

Discussion and Motion:

Mr. Bruce Peden, Lawyer in Columbia, representing Pugmill System was present to answer questions. Mr. Peden stated that he represents Wayne and Jared Allen, are the Pellents, the form is in his name, but he has no interest in the property, he is the attorney representing the property owners. He stated that he has exhibits that he would like to tender. He stated that he was going to ask Duayne Allen to give the board an introduction as to himself as to the property as to what he intends to do with the property, and he would like to follow him up with a discussion about the legal, interpretive portion of this. This is an appeal of an administrative decision. If no objection, and if that is permissible that is how he would like to proceed. Mr. Duayne Allen, President of Pugmill Systems and also own Pugmill Systems, LLC. His son Jared and he own both systems. Mr. Allen stated that he is not a native of Columbia, he was born in Detroit, Michigan. His parents are from Lawrence County and they moved to Columbia in 1963 he was 13 years old, and he has remained here every since. He went to school at Tennessee Tech, and he have a mechanical engineer degree. He came back and worked for his father for a few years, worked at Monsanto for a few years and started Mid-Ten Steel in 1982, and then bought the Pug Mill Business in Nashville in 1986. He ran both companies, in 1988 they sold Mid Ten Steel, and he have done Pug Mill since 1988. Mr. Dugger asked him to define Pug Mill. Mr. Allen stated Pug Mill is a mixer, it just a box that is, their standard they make several different sizes, from about five tons per hour up to twenty-five hundred tons an hour. It's a mixer and it has two shaves in it with paddles on it. You feed material on one end and it mixes two, three, four

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material in one end. It is actually a conveyor and a mixer. It conveys the material, as it conveys it, it mixes it when it comes out the other end it is mixed up. The primary use is for road base material. In our area around here, they take crusher run limestone that has three quarter inch minus stone in it with dust and add water to it in the Pugmill and it makes a really good base for asphalt. In most areas of the country you have to add cement. We are lucky that we have really good rock in Maury County, and surrounding counties, that we don't have to add cement. Two of our biggest accounts are Vulcan Material, and Rogers group. We sell to a lot of construction companies and pretty well all over the U.S. Pugmills are made for road base material, hazardous waste disposal. They were on the border wall, and they have four machines on the border wall that mix base for the border wall. They do business all over the country some out of the country. They are a small company, they only have 13 employees. They are the largest manufacturer of Pugmills in the U.S. His son Jared is the general manager of the company now, and he came to work for them in 2007. Mr. Allen stated that he had a partner John Thompson at the time, and John retired in 2016 when he turned 70. Jared bought his stock in 2016. He and his son own the company entirely. They built a new building, and they just moved in it between Christmas and New Years this year. It is a new facility to build the Pugmills. They have moved out of 212 Cemetery Avenue. Their new address is 204, it is on top of the Hill. This property originally belonged to the railroad all of it. Back during the civil war they worked on steam powered locomotives and there was a turn style up there that they had to remove when they built the new building. The whole property which is about ten acres was owned by the railroad. In the 1960's Columbia Concrete bought the 3.8 acres that we are talking about for this new business that they want to do. They mixed concrete, they had mixer trucks running in and out, and they had silos, and they had a yard with agergood and sand and they also sold other things for concrete industry. He stated that he bought that property in 1983 a year after he started his business Mid Ten Steel and they ran Mid Ten Steel until 1988. Mr. Dugger asked strickly industrial the entire time. Mr. Allen stated yes. It is zoned light Industrial IG. He stated that he talked with other people who owned property around them and they have no problem with them doing the kind of business that they are talking about doing. This new business that they want to do, there are three people who ones this business, and they have already formed an LLC. They each own a third of the business he his son, and Waylen Thompson. He stated that Waylen is in the trucking business. He doesn't own First Fleet, but he has worked for them thirty something years, and he is kind of a right hand man for the guy who owns it. They have three thousand trucks, and of course it is over road all over the country they do business. They total out four to five trucks a month. They don't get very much for a totaled truck. Mr. Allen stated that they have other contacts from other

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businesses that total these trucks out. What they want to do is they want to purchase the trucks, stage them on their yard and pull the trucks into their facility, and take them apart. They are going to wholesale the parts, customers are not going to be coming on the lot. They are not going to have someone call and say I need a transmission for a 1986 truck, they are not doing that. They are going to set up contracts with people who do remanufactures, and people who take used parts and sell them. They will take the truck apart, they will have bins to put the steel in. They will have a company that will come and take the steel, and they will have a bin to put the fiberglass parts. The steel and the fiberglass parts that cannot be reused they will put in bins and they will ship them off. They will store engines, transmissions, all the parts that can be reused inside the building and then they will back a truck in, load the truck up, and it will be shipped back out. Mr. Dugger stated I want you to make that clear everything will be done interior wise. He stated correct. Mr. Dugger stated inside the building. Mr. Allen stated inside the building, that is the basis of what we are going to do. He also stated that they will have contracts with people in different parts of the country. He said that they feel like what they are zoned for, the IG they meet the criteria for that because they think it is very similar to a body shop. A body shop has wrecked vehicles outside their buildings when they get ready to work on them they bring them inside the building they take it apart exactly like they are going to do. He stated that they will take those damaged parts and they send them to a recycler or somewhere, and they are going to require new parts. He stated we are not going to do that, we are going to ship just like they are doing their parts so they feel like they fall into the same category that a body shop will do. The things that will be stored outside their shops are the wrecked vehicles. Mr. Dugger asked everyone to turn their mics on, and he asked if there were any questions for Mr. Allen in regards to the product that he is trying to put forward and the way that he is going to do it. Ms. Hardison asked how many vehicles are you considering to hold at your location at one time. Mr. Allen stated that is a really good question, and I don't have a really good answer for that. He stated we think we are going to start off with four or five vehicles out there, but now we may have more than that, I am not really going to commit to that. We have plenty of space to put a lot more out there, but we want to just bring in a few and process them. As we process them, we will be bringing in others, but he said he don't have a good feel. They haven't done this kind of business before and he don't have a really good feel for how many they are going to do. He stated I will tell you this we are a little bit handicapped for the size of shop that we have. They have about eleven thousand and six hundred feet, they are hoping that they out grow this within two to three years, and move to a larger facility, they are hoping that the business grows that much. They are planning on hiring four to six people to work on the vehicles. They will probably use some of their existing employees on the first one or two,

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and then start hiring people. Mr. Dugger asked him to verify the number of acres again. Mr. Allen stated 3.8 acres, and the building is 11,600 feet, and they have about 1100 feet of office space. They do have plenty of space to store more vehicles, but he doesn't have a good answer as to how many, because they haven't started the business yet. Ms. Hardison stated correct me if I am understanding you wrong, she said within your building you are going to have tins or bins that are going to hold the product. Mr. Allen stated yes. Ms. Hardison asked how many of those are able to fit into your one building. Mr. Allen stated that they can store several. They are just planning on one bin for the metal, and they have a company that takes their scrap metal now, and they are going to use the same company for that. They will have one or two bins for the fiberglass, and they will have some containers for the liquids, oil, and the antifreeze, things like that they will contain that inside the building also. They will have companies that will take those, some of it they can sell, and some of it they have to pay to have it disposed of. Ms. Hardison asked if the vehicles will be semi broken down for example like having no tires, so you want have to worry about the rubber. Mr. Allen stated that they will have to dispose of the rubber, he stated they will get them right after they have been wrecked so they will be delivered to them. Ms. Hardison asked how often do you foresee within your contract with your company that the toots are going to be emptied. He stated they think about weekly. Mr. Dugger stated that he wanted to verify one thing, is all of the work, all of the effort is going to be internal to the building is that correct. Mr. Allen stated yes. He also stated that maybe what you are alluding to is some of the liquids, he said they definitely want to contain all of those all of that inside the building. Everything they do other than transferring the truck inside the building will all be done inside. Mr. Dugger stated so once the vehicle gets on the lot that is the only time it will be outside. Mr. Allen stated correct. Mr. Dugger stated once it is pulled inside it will be stripped, cut, whatever you want to call it, and then it will be put into the barrels or the bins and moved out per the schedule that she is asking about. Mr. Allen stated yes, and they will not store parts outside the building, it will all be inside the building. Ms. Hardison asked if he have about for to five people working within the building to dismantle the vehicles, and you have four to five vehicles that is going to be shipped to you how many can you possibly do in one day. She stated that she was just wondering about the backup that will be on his property outside the building. Mr. Allen stated that they are hoping that they can totally dismantle a truck in two days. What they want to do is very quickly get to the point where they can do two trucks at a time, so they want to add a few more people. Mr. Dugger stated like a corridor, like two trucks they simultaneously taken down. Mr. Allen stated that they have plenty of space to bring two trucks in at a time. Mr. Dugger stated staff utilization jump from A part to B part. Mr. Allen stated that is correct. Ms. Hardison asked if Mr. Allen could explain a class A truck to

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her, is it an eighteen-wheeler, or is it something smaller. Mr. Allen stated that it is actually just a truck not a trailer. He stated that they will only do just the truck. He said he think they are about twenty-two feet long something like that. Ms. Hardison stated thank you. Mr. Dugger asked Mr. Vrailas, and Mr. Campbell if they had any comments. They did not and Mr. Dugger stated to Mr. Allen anything else wrap up and then we will turn it over to Mr. Peden. He stated that he thinks that's it, then he stated that his son did go to college also. He has a marketing degree from Lipscomb, and he lives in southern Williamson County. Mr. Dugger stated that he would like to note that we do have our City Attorney, Mr. Tim Tisher, any questions that you may have for us just hop in. Mr. Peden stated that those exhibits that were handed out, they were small on tab number 4, small versions as far as photographs. He presented a larger version, he said he expected Mr. Allen to use it, but he didn't, he also said it is an aerial with tax map ortho image. He described the property through the displays that he brought. He stated that the Allens came down to City Hall, and rather than just start doing business they came down to discuss the plans with City personnel and was essentially told you can't do it. That is when he got involved and requested a formal interpretation from the zoning administration of the Zoning Ordinance as it applies to this specific use. They received the formal interpretation it is not dated. Mr. Brass provided that, we are appealing that decision. Essentially two aspects of it. He stated that he concluded that what they have in mind the proposed use as described he said that is a wrecking junk or salvage yard. Mr. Peden also stated that we take issue with that, we believe that is incorrect. The second things premise his denial his opinion upon, it says salvage of sellable vehicle parts and receiving scrap materials for processing on site are not distinct land uses. He also stated that with all due respect they believe that is not correct. He stated that if you look at exhibit 1, zoning ordinances are like internal revenue codes there is a lot of cross referencing, there is a lot of ambiguity, there's a lot of interpretation that can go into that. What he did he just copied and pasted the description of the criteria of light industrial so this say wholesale trade from the zoning resolution. So essentially it is their position that this is in the nature of a light industrial type activity. Mr. Dugger stated according to what Mr. Allen said it is already still zoned for light industrial. Mr. Peden stated that it is zoned IG which permits light industrial, and also permits wholesaling activities. That is permitted as a matter of right, that is their position with it. They are properly zoned. Mr. Dugger stated he just wanted to verify that one point. Mr. Peden stated if you look at light industrial in manufacturing assembly repairs, or servicing of industrial business, or consumer machinery equipment products or by products. He stated that they believe it doesn't say truck disassembly, but that is a good description that it fits in there. If the assembly of equipment is appropriately light industrial then I pose a rhetorical question why would disassembly not be likewise. You would use the

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same hand tools and the same small pieces of equipment that a mechanic would use or a body shop would use inside the building. Wholesale trade that is also permitted in IG and there's funds involved in the sale of products primarily intended for industrial institutional or commercial businesses, that fits. Eventually this is a wholesale sales operation of recycle vehicle parts. He also stated that Mr. Brass in his interpretation could not really point to any definitions in the Columbia Zoning Ordinance, he cited the Murfreesboro Zoning Ordinance and the Clarksville Zoning Ordinance to support his conclusion that this is a junk yard, or a scrap yard. Exhibit number 2 I took a look at that specifically the Murfreesboro Zoning Ordinance if you take a look at exhibit 2, page 3, you will see in Murfreesboro they've got a distinct category for automotive dismantle and recycling. They defined that as a person, or firm that is going to be in the business providing facilities for the purposes of recovering parts from automobiles and trucks which had been wrecked or otherwise rendered inoperable so forth. There is a distinct category at least in Murfreesboro, the Columbia Ordinance does not have that the Columbia Ordinance does not describe what is a scrap yard or junk yard. Look at Murfreesboro they have a distinct classification of that and if you look it specifically says that an automobile graveyard does not include a dismantler or a recycler. On page 6, the Murfreesboro describes what a scrap processing yard is, and it is what we all would think it would be a facility that has equipment, and machinery what ever to prepare and store scrap iron, scrap steel, or non perishable material for resale for re-melting purposes. Exhibit number 3 this is very relevant, and very important. What Mr. Allen has in mind is in fact is a distinct use of land and a distinct business, exhibit 3 is a copy of the Tennessee rules of the motor vehicle commission that pertain to this very business automotive dismantler and recycler. There are specific rules to engage in this type of business that they have to comply with in order to get their license from the state in order to do this you can see these it is relatively detailed as to what they are required to do, the business hours they can only operate between the hours of 8:00 a.m. and 7:00 p.m., at least 8 hours have to be on a Monday, Tuesday, Wednesday, Thursday, or Friday. The state regulates the business premises itself, the signs, the requirements of the maintenance of business records they have to state what the primary business activity is, and that is they intend to be engaged in the business of automotive dismantling or recycling. He stated that he wanted to make sure it is understood exactly what he was asking this board to do. He asked the board on behalf of Pugmill, and on behalf of Mr. Allen to overrule the decision of Mr. Brass, and to decide that the proposed use is properly categorized as light industrial/wholesale trade and that it is permitted under the existing IG Zoning classification. In order to get a license from the state item. No. 1 he has to have documentation from whatever location he is in, city, county, whatever. Mr. Dugger stated that's the first hurdle that he has to

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go through. Mr. Peden stated without that, and there are other things he has to submit the information from TDOT, a copy of their environmental permit, whatever, but item no. 1 they have to submit properly zoned. With all due respect to Mr. Brass he stated that he submit that his interpretation is to narrow, and some of these instances this board has called upon you may have square pegs and round holes but there's things that fall in between. This is not a scrap yard. He showed an image of Gibson Brothers a couple of years old he stated that is a scrap yard and stated that is not what we are doing here. He also showed an image from out in the county out near the interstate and stated that is an automobile junk yard where vehicles get lined up and body shops, mechanics, individuals go to try to find used parts to repair vehicle bodys or repair a vehicle engine. That is not what is going to be conducted on this property. Mr. George Varilas asked Mr. Peden why do you not think this is a salvage yard. Mr. Peden stated because a salvage yard is one of these two things (the images he had) and there is no definition in the zoning ordinance for a salvage yard. So we are called upon to use our own common sense or the dictionary or our experience to determine what is a salvage yard. A salvage yard is where materials are stored outside. This is not a yard, it has a yard in which vehicles would be positioned ready to be disassembled or dismantled inside. He also stated I don't know if that answers the question or not, we don't have a definition under our current zoning ordinance as to what is a salvage yard. What they have in mind I submit does not meet the ordinary, the common definition of a salvage yard. That is not what you would expect to run upon if you were going to visit a salvage yard. A salvage yard to me actually indicates more lumbar, building material, that type of thing that's stacked up outside where you go to get those kind of materials. Scraps that have been torn down, it could be an automobile graveyard that might also be considered to be a salvage yard. Mr. Vrailas asked Mr. Peden what do you think would be the city's intent for not allowing the property to be used as a indoor salvage. Mr. Peden stated I haven't spoken to Mr. Brass, I could only speculate about that, and let me just say this Zoning Ordinances just like subdivisions restrictions, legally are subject to what is called a strict construction, so if there is any doubt legally I am talking about once you get in court. If there is any doubt about what they mean there could be construed in favor of the freeze of the property not construed against the use of the property, but in favor of the use of the property. Mr. Peden stated that he has not talked to Mr. Brass to answer your question now I don't think he has considered the specifics of what was intended, and he don't think that he considered that in right of the characteristics that described on exhibit 1. The description of what would be classified as light industrial wholesale trade. Not impending his certainly don't mean it would be any bad faith, or anything along those lines that would have caused his interpretation. He said he think he construed the Zoning Ordinance erroneously against the use of this property. As

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opposed to construing based on the language of the ordinance in favor. He stated he don't know the property has been used for industrial type assembly for years. It is relatively clean, there is not a bunch of junk or old scrap metal, wood or anything else piled up on the property. Based on what is used I submit to you that the Allens and Pugmill have simply been a neighbor, a good citizen of Columbia, and there is no reason to expect that they would not in the future. There is a body shop, a mechanic shop across the street that has vehicles that sit right outside waiting to be repaired. What he said in his letter that is all he said he have to go by. Mr. Dugger stated that he wants to verify one thing once again he thinks he already verified it one time. There will be absolutely no public will see any of the activity except for bringing the vehicles in the shop, and the scrap trucks coming out of the shop. There is not going to be any smoke, there is not going to be any kind of thing that would be detrimental to the sight lines of anybody neighborhood or whatever, agree or disagree. Mr. Peden stated correct there is no equipment going to be used as outside like you would expect at Gibson Brothers or a scrap yard. All of this will be inside, basically mechanics disassembly of a vehicle as opposed to assembly a vehicle or repairing a vehicle. Mr. Dugger asked for other questions. Ms. Hardison stated in the information that was received they were informed that parts intended for recycling and it named several parts radiator, engines and things of that nature will be warehoused inside until sold and shipped. What is the plan if these items are broken down faster than they are able to be sold or shipped, and where will you store these. Mr. Jared Allen, business owner, it will be ten or a dozen at a time, when you talk about contracts that doesn't mean we have to take them. If they have ten trucks and they don't want more, they don't take trucks for a while. Nobody is forcing new trucks on them to just pack them with trucks. That will be the same thing with parts if they get to a position where they don't have room for more engines all they have to say is they don't have room for more so they don't take more in. The contracts that we are talking about gives them the ability to buy truck from the big companies so they can say they don't want anymore for awhile if they get to a point. It doesn't do them any good if they are trying to store an engine, or transmission that they are trying to sell to get remanufactured. It doesn't do them any good to store it outside. Mr. Dugger stated cash flow right. Mr. Allen stated not only that now they have a ruined engine that has water in it. It would behove them to keep all of that stuff inside. Along the same line with keeping a nice yard, their main business is selling pugmills up on top of the hill. Their driveway that they bring their customers to, to show pugmill and to interact with is going to be coming right past the traffic outfit that we are talking about so nobody wants that to not look junky anymore than they want it to not look junky. That is their front porch for their customers sort of speak as they come up their driveway for their pugmill business. They don't want an ugly setting. Nobody in that Cemetery Avenue neighborhood

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wants it to look nice more than them. They are one of the larger owners of property there, along with the Tottys. He would be asking the questions that you are asking how is it going to look. Good questions. He asked Ms. Hardison if he answered her questions. She stated yes thank you. Mr. Dugger asked Mr. Peden if he had anything else. Mr. Dugger stated let's make it clear what we are trying to do here, if the board vote yes. We have someone from the public to speak. Ms. Jessica Toddington, her family own the opposing side of the street, they own the other side of Cemetery Avenue starting at 205 to the Monument company on the end, and as neighbors they own pretty much the entire other side of the street. She stated that these guys have made their neighborhood between. She also stated that they have zero opposition. Mr. Keltner stated given the opportunity staff would like to make a presentation. Mr. Austin Brass, City Planner, stated thank, great questions were asked. He said he would like to take a step back and remind the Commission that the questions we are asking about if the vehicles are going to be stored and those type of things, are really not in the purview of this board, it is really a matter of question of use interpretation. Mr. Allen had approached staff about a new business entity the dismantle of class a trucks. The zoning code is clear it has 3 Industrial Zoning Districts IL, IG, and IS. As discussed the property is currently zoned IG light Industrial. The only proposed use that would be accepted in the zoning code is a Special Industrial District. That's the only zoning district in which a scrap operation is permitted. Mr. Peden had made an argument that if there is any doubt in the interpretation, and it was clearly no doubt because in Columbia we do have an established practice of scrap operations in a special industrial zoning district. Back in 2017 Freeland Auto had made a request to rezone their property from industrial general to special industrial (IS) to allow this same operation. It was taking a vehicle not a class A truck, keep in mind a class A truck is a vehicle that is over 30,000 pounds. It was a vehicle that was being used as a scrap operation. In order to do that Freeland Auto did have to go through a rezoning process. They had the same zoning designation as the current Pugmill properties Industrial General. They had to go through

OTHER BUSINESS:

Mr. Dugger asked if anyone needed education.

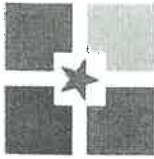
ADJOURNMENT:

Mr. Campbell moved to adjourn, with Ms. Hardison seconding. Motion to adjourn passed four to zero. The meeting adjourned at 10:18 a.m.

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Board of Zoning Appeals, Chairman
Jimmy Dugger

Date



BOARD OF ZONING APPEALS: APPLICATION AND CHECKLIST

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

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 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.



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COLUMBIA, TENNESSEE					
SUBDIVISION: THE RIDGE AT CARTER STATION			LOT: 2		
LOT ADDRESS: 2903 WINDSTONE TRAIL					
ZONING:		LAND USE:		LOT ACREAGE: 0.23	
LOT SQUARE FOOTAGE: 10,000			BUILDING SQUARE FOOTAGE: 1799		
ESTABLISHED/EXISTING SETBACKS:					
FRONT: 30 ft.		SIDE: 10 ft.		REAR: 30 ft.	
OTHER INFORMATION: SEEKING CONDITIONAL USE PERMIT, SALES CENTER					

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:

APPEAL OF ADMINISTRATIVE DECISION

1. If requesting a **Setback Variance**, indicate below which yard the setback variance is located within and provide an exact measure of the distance of the new setback in feet.
2. If requesting a **Sign Variance**, indicate below which type of sign the variance is for and provide the permitted signage, in addition to the requested amount of signage.
3. If requesting a **Variance** of any other provision of the *Zoning Ordinance*, provide a detailed explanation below in "Other Variance Request."

SETBACK VARIANCE <i>Check applicable yard</i>	<input type="checkbox"/> FRONT YARD <input type="checkbox"/> SIDE YARD <input type="checkbox"/> REAR YARD	REQUESTED SETBACK (ft):
SIGN VARIANCE <i>Check applicable sign</i>	<input type="checkbox"/> FREESTANDING SIGN <input type="checkbox"/> WALL SIGN <input type="checkbox"/> GASOLINE PUMP SIGN <input type="checkbox"/> OTHER SIGN	PERMITTED SIGNAGE (ft or ft ²): REQUESTED SIGNAGE (ft or ft ²):
OTHER VARIANCE REQUEST	ZONING ORDINANCE SECTION:	
	REASON FOR REQUEST:	

CONDITIONAL USE PERMIT

If requesting a **Conditional Use Permit**, indicate the requested use.

REQUESTED USE (be detailed):

CONVERT GARAGE OF MODEL HOME TO A SALES CENTER, GARAGE WILL HAVE A SEPERATE HVAC system, GLASS ENTRY DOOR WHERE GARAGE DOOR WOULD BE. SALES CENTER WILL BE CONVERTED BACK TO GARAGE WHEN FINAL LOT IS COMPLETED

DOES THE REQUESTED USE HAVE REQUIRED PARKING?

YES, LOT 1 WILL BE PARKING PAD

HOURS OF OPERATION:

M-S 10AM-6PM S 12AM-6PM

*FOLD ALL SUBMITTALS LARGER THAN 8½"x11"

22-0031

Receipt Date: 2/11/2022

City Of Columbia
700 North Garden Street
Columbia, TN 38401
(931) 560-1500
Receipt Number: 10073434

Miscellaneous Receipt

Name: RICHMOND AMERICAN HOMES

Code: 206-ZONING PERMITS AND FEES

Amt: \$200.00

MR #: 10058194

Description: BOARD OF ZONING APPLICATION

Reference: THE RIDGE AT CARTER'S STATION

Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	200.00

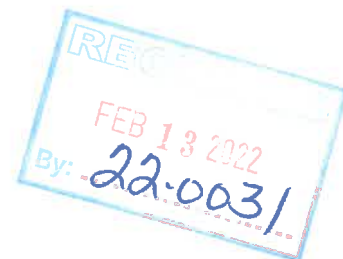
Payment Information

Check	1000071	\$200.00
	Amount Tendered:	\$200.00
	Total Paid:	\$200.00
	Change:	\$0.00

Paid By: RICHMOND AMERICAN
HOMES OF TENNESSEE INC

Collecting Official, City Of Columbia

Voided
Batch: CG - 2/11/2022
2/11/2022 11:04 Page 1 of 1

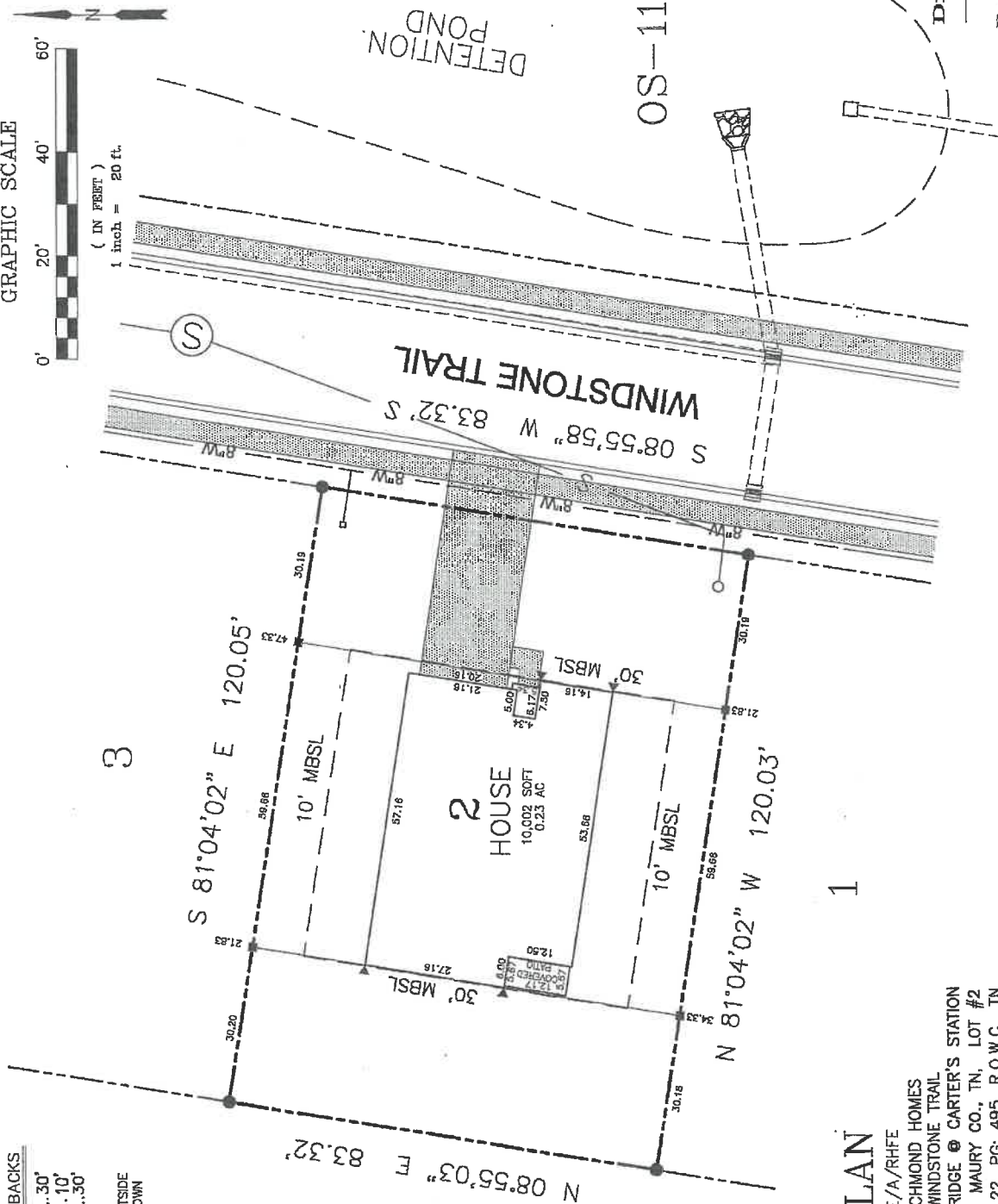


THIS PLOT PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SITE INSPECTION OR TITLE REPORT. THEREFORE THIS PLOT PLAN IS SUBJECT TO AN ACCURATE AND UP TO DATE TITLE REPORT. THIS PLOT PLAN IS NOT REPRESENTATIVE OF A BOUNDARY SURVEY BY DELTA ASSOCIATES.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



- MINIMUM BLDG. SETBACKS
- FRONT YARD.....30'
 - SIDE YARD.....10'
 - REAR YARD.....30'
 - STAKE ON #
- ALL DIMENSIONS TO OUTSIDE OF BRICK SKIRT AS SHOWN ON HOUSE PLANS

PLOT PLAN

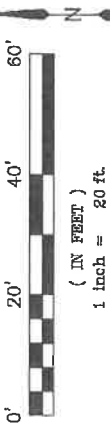
HOUSE: ALEXANDRITE/A/RHFE
 Owner: AMERICAN RICHMOND HOMES
 Property Address: WINDSTONE TRAIL
 Property Location: RIDGE @ CARTER'S STATION
 Property: COLUMBIA, MAURY CO., TN, LOT #2
 Recorded: PLAT BK: 22, PG: 495, R.O.W.C., TN.
 Scale: 1"=20' Date: 1-3-22 Cadfile: RCS2P

DELTA ASSOCIATES, INC.
 Land Design & Surveying
 7121 Crossroads Blvd.
 Brentwood, TN - 615-850-8501

RECEIVED
 FEB 13 2022
 By: 22-0030

THIS PLOT PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SITE INSPECTION OR TITLE REPORT. THEREFORE THIS PLOT PLAN IS SUBJECT TO AN ACCURATE AND UP TO DATE TITLE REPORT. THIS PLOT PLAN IS NOT REPRESENTATIVE OF A BOUNDARY SURVEY BY DELTA ASSOCIATES.

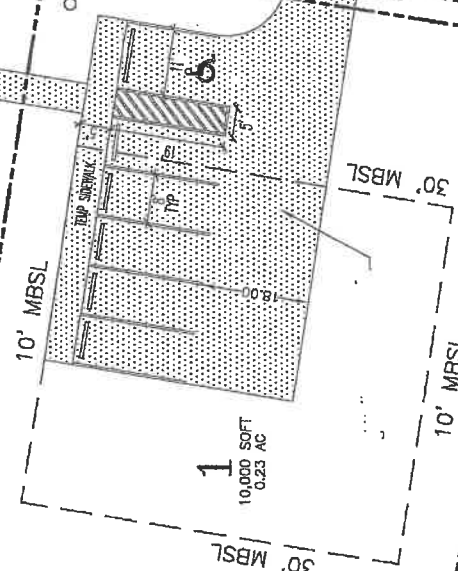
GRAPHIC SCALE



MINIMUM BLDG. SETBACKS
 FRONT YARD.....30'
 SIDE YARD.....10'
 REAR YARD.....30'
 ■ STAKE ON E

ALL DIMENSIONS TO OUTSIDE OF BRICK SKIRT, AS SHOWN ON HOUSE PLANS

2
 MODEL HOME
 S 81°04'02" E 120.03'



N 08°55'03" E 83.32'

WINDSTONE TRAIL
 S 08°55'58" W 78.96'

N 81°04'02" W 119.69'
 OS-1

OS-11
 L=4.37'
 R=30.00'
 BRG=N 13°06'37" E
 C LEN=4.37'

DETENTION POND

OVERHEAD UTILITY

PARKING PLAN CARTER'S CREEK ROAD

Owner: AMERICAN RICHMOND HOMES
 Property Address: WINDSTONE TRAIL
 Property Location: RIDGE @ CARTER'S STATION
 Property: COLUMBIA, MAURY CO., TN, LOT #1
 Recorded: PLAT BK: 22, PG: 495, R.O.W.C., TN.
 Scale: 1"=20' Date: 1-3--22 Cadfile: RCS1P



DELTA ASSOCIATES, INC.
 Land Design & Surveying
 7121 Crossroads Blvd.
 Brentwood, TN • 615-860-3601

NASHVILLE DIVISION 2-CAR SALES OFFICE

COMMUNITY

RIDGE AT CARTER'S STATION

PLAN NUMBER/ NAME

E921/ALEXANDRITE

ADDRESS

TBD WINDSTONE TRAIL
(LOT 2)

SCOPE OF WORK:

CONVERSION OF MODEL HOME GARAGE TO SALES OFFICE. TO
INCLUDE NEW NON STRUCTURAL INTERIOR WALLS, ELECTRICAL
AND FINISHES.

FINISH SQ. FT: 403

OCCUPANCY LOAD: 4

TABLE OF CONTENTS

PAGE 1:	CONSTRUCTION PLAN
PAGE 2:	DOOR SCHEDULE
PAGE 3:	ELECTRICAL PLAN
PAGE 4:	FINISH PLAN
PAGE 5:	FURNITURE PLAN
PAGE 6:	INTERIOR ELEVATIONS
PAGE 7:	INTERIOR ELEVATIONS
PAGE 8:	TOUCH SCREEN BUILT-IN DETAIL
PAGE 9:	CREDENZA BUILT-IN DETAIL
PAGE 10:	EXTERIOR FACADE DETAIL
PAGE 11:	EXTERIOR ELEVATION

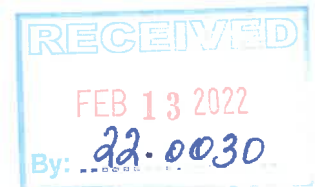
CD SET

ORIGINAL 12.10.21

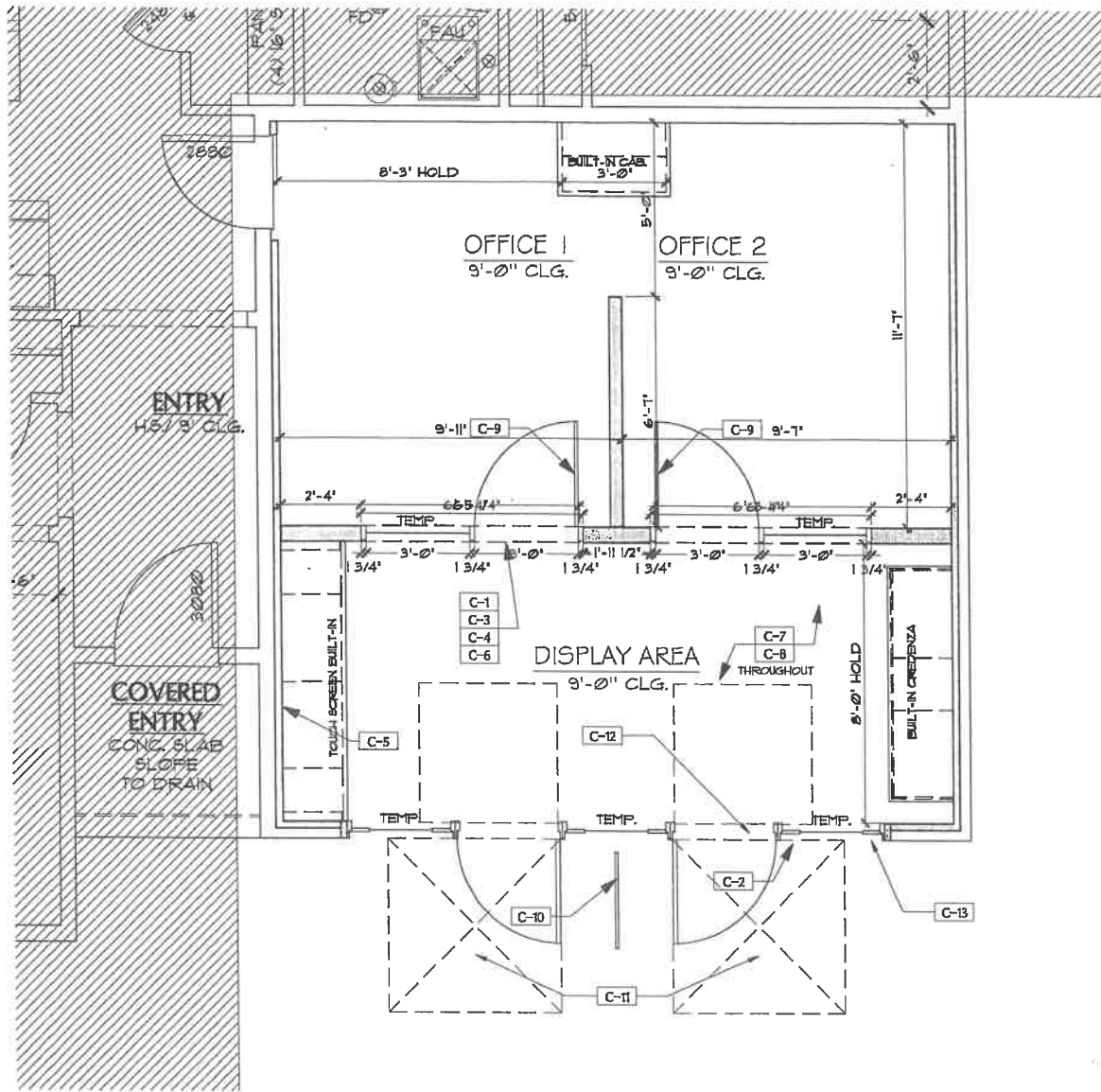
MERCHANDISING CONTACT INFORMATION

CHELSEA WILSON 720-977-3441
CHELSEA.WILSON@MDCH.COM

MEGAN OSCARSON 720-977-3934
MEGAN.OSCARSON@MDCH.COM



TO SCALE WHEN PRINTED ON 8.5" X 14"



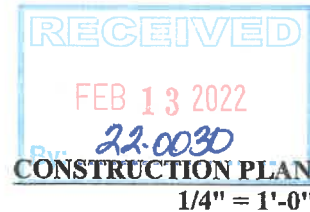
CONSTRUCTION NOTES

- C-1** INTERIOR STORE FRONT FRAMING: MANUFACTURER: KAWNEER DARK BRONZE ANODIZED ALUMINUM KAWNEER 450VG CENTER GLAZED 1-3/4" x 4-1/2" STOREFRONT FRAMING GLAZED WITH 1/4" CLEAR FLOAT GLASS, TEMPERED PER CODE. REFER TO MANUFACTURERS INSTALLATION MANUAL FOR INSTALLATION DETAILS.
- C-2** EXTERIOR FIXED AND ACTIVE DOORS MANUFACTURER: THERMA TRU OR EQ. DESCRIPTION: S100 22XG4 1 LITE TEMPERED INSERT WITH WHITE MINI BLINDS IN GLASS SYSTEM. 3" SET BACK FROM WALL MULLION: CORRUGATED BUTTED 3/4" INTERIOR AND 1 1/2" EXTERIOR FINISH: TO BE PAINTED TRIM COLOR OF HOUSE. REFER TO EXTERIOR COLOR MATRIX REFER TO PAGE 11 FOR EXTERIOR DETAIL
- C-3** FURR OUT WALL TO 5 1/2" TO ALIGN WITH SOFFIT
- C-4** SOFFIT TO BE AT 8'-0" A.F.F.
- C-5** PROVIDE BACKING IN WALL FOR WALL MOUNTED TOUCH SCREEN DISPLAY. INSTALL (2) 2x6 STUDS, ONE ON TOP OF THE OTHER, IN EACH OF THE TWO MOST CENTER BAYS OF THE TOUCHSCREEN WALL. CENTER THE BACKING AT 63" A.F.F.

- C-6** HEADERWALL REQUIRED IN SOFFIT FOR GLASS WALL AND BARN DOOR INSTALLATION (VERIFY HEADER/WALL REQUIREMENTS WITH MANUFACTURER)
- C-7** FURR OUT WALL AND REMOVE TRACKING AT EXISTING GARAGE DOORS.
- C-8** FURR OUT ALL WALLS AND CEILINGS TO BE FLUSH WITH ADJACENT
- C-9** TWO KAWNEER 350 SERIES MEDIUM STILE DOORS WITH OFFSET PIVOTS, DORMA: B916 SPAT FMC SN1 613 - SURFACE MOUNT, HOLD OPEN CLOSURES, MS DEADBOLT LOCKS WITH CYLINDERS, BACK TO BACK-KAWNEER CO9 PULLS AND 10" BOTTOM RAILS
- C-10** TRAP FENCE TO BE CENTERED ON PANEL.
- C-11** MANEUVERING CLEARANCE (TYP.)
- C-12** SIGNAGE ABOVE ENTRY/EXIT DOORS STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
- C-13** ACCESSIBLE ENTRANCE SIGNAGE

GENERAL NOTES

1. FURR OUT ALL WALLS TO BE FLUSH WITH FOUNDATION
2. PROVIDE MINIMUM SLOPE REQUIRED AT CONCRETE SLAB FLOOR
3. SECONDARY FURNACE (HEAT & COOL)- TBD BY SUPERINTENDENT
4. 2 1/2" INTERIOR CROWN MOLDING TO BE INSTALLED AT BOTH OFFICES AND DISPLAY AREA ONLY
5. INTERIOR CASING TYPICAL AT BOTH SIDES OF ALL FIXED (FX) WINDOWS
6. INTERIOR WINDOW SILLS ARE TO FACE DISPLAY AREA
7. ALL WALLS TO HAVE KNOCKDOWN WALL TEXTURE U.N.O.
8. STANDARD INTERIOR BASE AT ALL WALLS TO MATCH HOUSE
9. WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.9
10. 1/2" MAX BEVELED THRESHOLD THROUGHOUT
11. EXTERIOR DOORS TO BE ELEVATED AND MADE FLUSH WITH WEATHER LIP



**NASHVILLE DIVISION
 RIDGE AT CARTER'S STATION
 E921/ALEXANDRITE
 2-CAR SALES OFFICE
 TBD WINDSTONE TRAIL (LOT 2)**

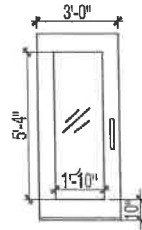


DOOR SCHEDULE

EXTERIOR ACTIVE DOORS

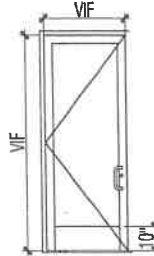
MANUFACTURER: THERMA TRU OR EQ.
DESCRIPTION: 5100 22X64 1 LITE TEMPERED
INSERT WITH WHITE MINI BLINDS IN GLASS
SYSTEM.
HARDWARE: TO MATCH HOUSE
FINISH: TO BE PAINTED TRIM COLOR OF HOUSE.
REFER TO EXTERIOR COLOR MATRIX

DOOR CLOSER
MANUFACTURER: CAL ROYAL
SERIES: 900PDL
FINISH: ALUMINUM



INTERIOR DOORS

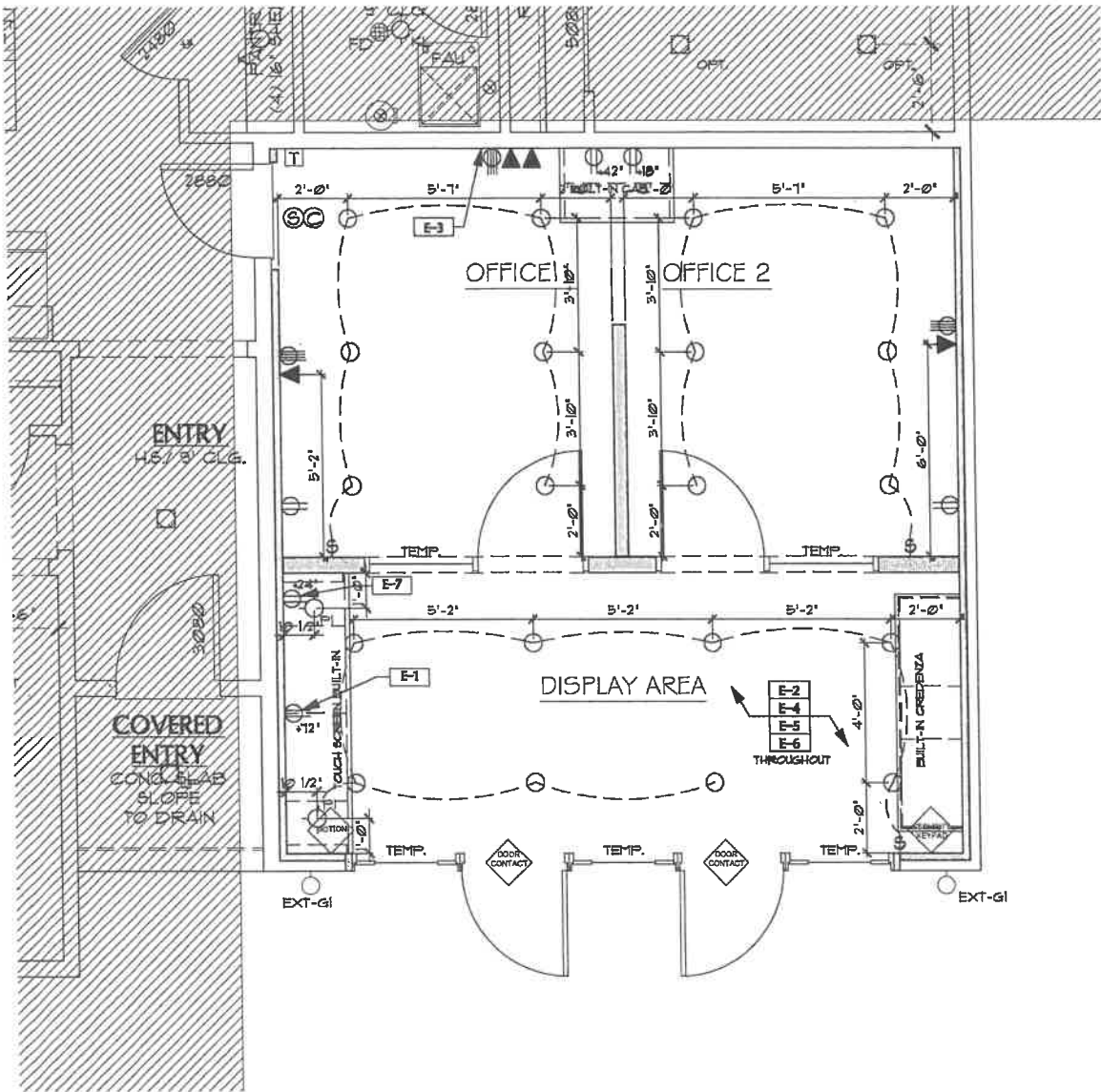
TWO KAWNEER 350 SERIES MEDIUM STILE
DOORS WITH OFFSET PIVOTS, DORMA: 8916
SPAT PMC 5N1 613 - SURFACE MOUNT, HOLD
OPEN CLOSURES, M5 DEADBOLT LOCKS WITH
CYLINDERS, BACK TO BACK.
KAWNEER CO9 PULLS AND 10" BOTTOM RAILS:
DOORS TO BE CONSTRUCTED PER FIELD VERIFIED
DIMENSIONS



DOOR SCHEDULE AND INSTALLATION DETAIL
NOT TO SCALE

NASHVILLE DIVISION
RIDGE AT CARTER'S STATION
E921/ALEXANDRITE
2-CAR SALES OFFICE
TBD WINDSTONE TRAIL (LOT 2)





LIGHT FIXTURE SCHEDULE

- RECESSED CAN LIGHT
- P PENDANTS - KICHLER LIGHTING LAKUM 1 LIGHT PENDANT 43090BK TO BE PURCHASED BY CONSTRUCTION 75W MAX (MEDIUM SOCKET)

ELECTRICAL LEGEND

- LOCATE CENTERLINE OF ALL WALL MOUNTED ELECTRICAL, TELEPHONE, AND DATA OUTLETS AT 18" A.F.F. IN VERTICAL POSITION U.N.O.
 + INDICATES HEIGHT A.F.F.
- ◀ DATA OUTLET
 - ⊕ DUPLEX OUTLET
 - ⊕ QUAD OUTLET
 - ⊕ SMOKE DETECTOR
 - ⊕ CARBON MONOXIDE DETECTOR
 - ⊕ SINGLE-POLE SWITCH
 - T THERMOSTAT
 - DOOR CONTACT DOOR CONTACT
 - MOTION MOTION DETECTOR
 - SECURITY KEYPAD SECURITY KEYPAD - *ALWAYS LOCATE ON EXTERIOR ENTRY WALL NEXT TO DOORS AT 60" A.F.F.*

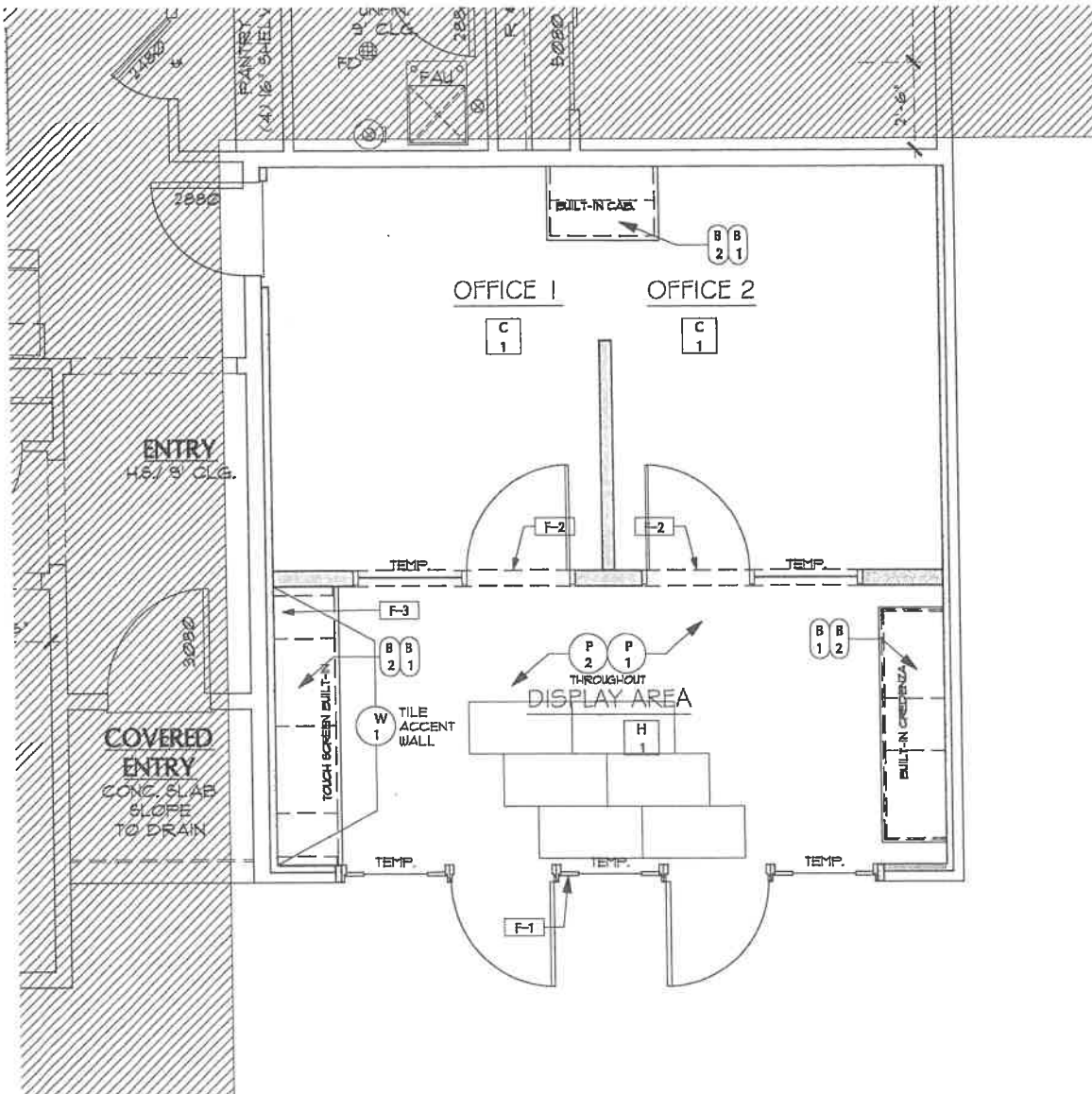
ELECTRICAL NOTES

- E-1** RECESSED DUPLEX OUTLET FOR TOUCH-SCREEN @ 72" A.F.F.
- E-2** MUST TERMINATE ALL DATA WIRING TO PATCH PANEL. PLACE @ ISP/BROADBAND MODEM LOCATION AND LABEL ALL DATA PORTS TO CORRESPOND WITH PATCH PANEL.
- E-3** WIRELESS ACCESS POINT TO BE MOUNTED TO WALL @ 42" A.F.F.
- E-4** ALL DATA WIRING MUST CONNECT TO MDC PROVIDED ROUTER/SWITCH. ISP MODEM AND MDC PROVIDED ROUTER/SWITCH MUST BE CONNECTED VIA CAT5e OR CAT6 DATA CABLE
- E-5** DO NOT INSTALL STANDARD GARAGE OUTLETS UNTIL REMOVAL OF SALES OFFICE AND CONVERSION BACK TO GARAGE
- E-6** DO NOT PLACE ELECTRICAL PANEL IN LOBBY. UTILIZE BACK WALL IF POSSIBLE.
- E-7** PROVIDE DUPLEX OUTLET INSIDE CABINET AT 24" A.F.F. FOR E-REGISTRATION TABLET.

ELECTRICAL PLAN
 1/4" = 1'-0"

**NASHVILLE DIVISION
 RIDGE AT CARTER'S STATION
 E921/ALEXANDRITE
 2-CAR SALES OFFICE
 TBD WINDSTONE TRAIL (LOT 2)**





FINISH PLAN LEGEND

- H 1** ITEM: PORCELAIN TILE
LOCATION: DISPLAY AREA
MANUFACTURER: DAL TILE
STYLE: ARTICULO
COLOR: COLUMN GRAY
SIZE: 18" X 36"
INSTALLATION: STAGGERED 70/30
- C 1** ITEM: CARPET
INSTALLATION: OVER 3/8" #8 PAD
LOCATION: OFFICES & STORAGE
MANUFACTURER: PATCRAFT
STYLE: CENTERLINE 10523 CROSSROAD 00100
TYPE: BROADLOOM
- P 1** PAINT
LOCATION: WALLS
MANUFACTURER: SHERWIN WILLIAMS
COLOR: 5W7029 AGREEABLE GRAY
- P 2** PAINT
LOCATION: TRIM/BASEBOARD/CEILINGS
MANUFACTURER: SHERWIN WILLIAMS
COLOR: 5W7006 EXTRA WHITE
- W 1** WALL TILE
LOCATION: TOUCHSCREEN WALL. SEE PLANS
MANUFACTURER: DAL TILE
TILE: COLOR WHEEL LINEAR GRP1 - 4" X 16"
COLOR: ARCTIC WHITE GLOSS
INSTALLATION: 70/30 HORIZONTAL STAGGERED
GROUT: #543 DRIFTWOOD

- B 1** ITEM: BUILT-IN CABINET
LOCATION: REFER TO PLANS
MANUFACTURER: ARISTOKRAFT
SPECIES: MAPLE
STYLE: KORBBETT
FINISH: FLAGSTONE
HARDWARE: SATIN NICKEL BAR PULL
- B 2** ITEM: SOLID SURFACE COUNTER
LOCATION: DISPLAY AREA
MANUFACTURER: SILESTONE
COLOR: MIAMI WHITE
EDGE STYLE: SQUARED
NO BACKSPLASH TO BE INSTALLED

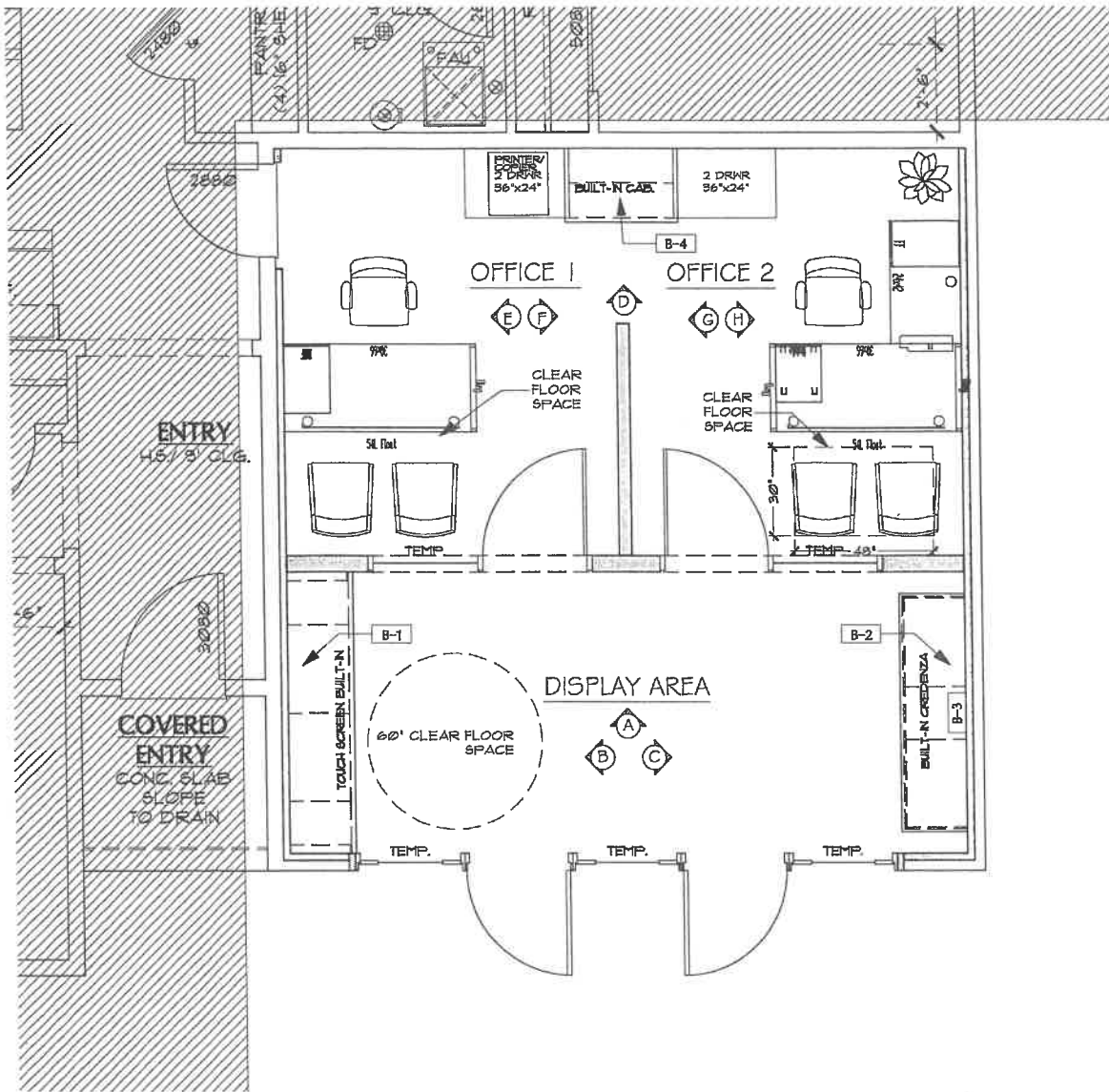
FINISH PLAN NOTES

- F-1** EXTERIOR MULLION AND DOOR COLORS; TO BE PAINTED TRIM COLOR OF EXTERIOR OF HOUSE REFER TO EXTERIOR PAINT SCHEME MATRIX
- F-2** FINISH FLOOR TRANSITION: CARPET ROLLED AND TUCKED - TILE THROUGH TRANSITION
- F-3** PROVIDE GROMMET HOLE & GROMMET TO ACCESS E-REGISTRATION TABLET OUTLET.

FINISH PLAN
1/4" = 1'-0"

**NASHVILLE DIVISION
RIDGE AT CARTER'S STATION
E921/ALEXANDRITE
2-CAR SALES OFFICE
TBD WINDSTONE TRAIL (LOT 2)**





FURNITURE NOTES

- B-1** REFER TO TOUCH SCREEN BUILT-IN DETAIL ON PAGE 8
- B-2** REFER TO BUILT-IN CREDENZA DETAIL ON PAGE 9
- B-3** HANGING RAH LOGO TO BE MOUNTED ON WALL
- B-4** REFER TO BUILT-IN CABINET DETAIL ON PAGE 6 ELEVATION D

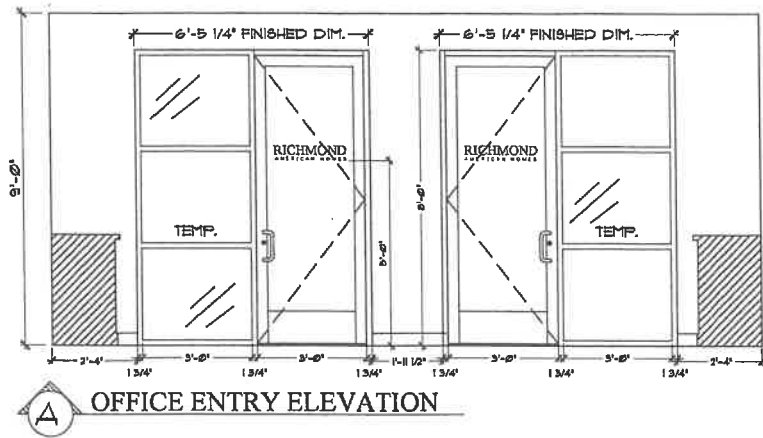
GENERAL NOTES

1. MEASURE FOR WOOD BINDS AT SIDE EXTERIOR WINDOW ONCE DRYWALL IS COMPLETE IF APPLICABLE
2. BOTTLED WATER TO BE PROVIDED TO PUBLIC AND EMPLOYEES AT KITCHEN REFRIGERATOR

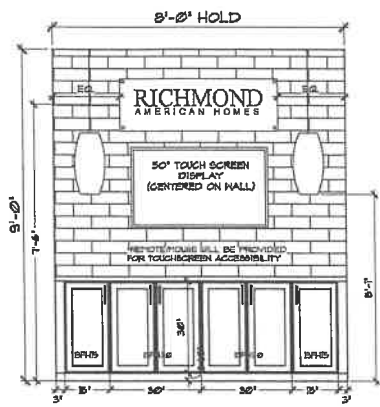
FURNITURE PLAN
1/4" = 1'-0"

**NASHVILLE DIVISION
RIDGE AT CARTER'S STATION
E921/ALEXANDRITE
2-CAR SALES OFFICE
TBD WINDSTONE TRAIL (LOT 2)**

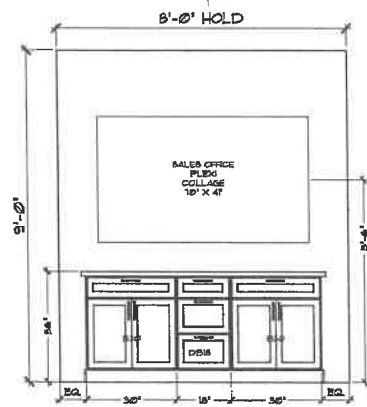




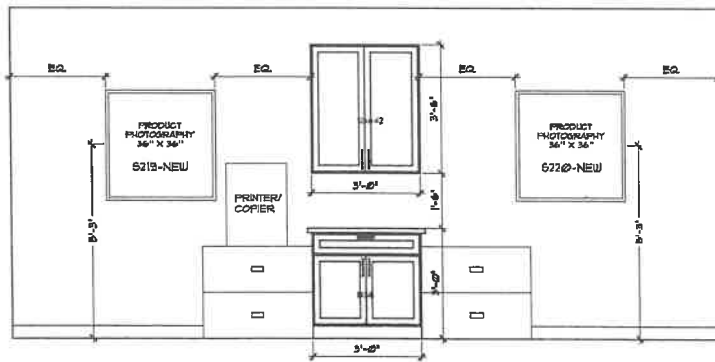
A OFFICE ENTRY ELEVATION



B TOUCH SCREEN ELEV.



C CREDENZA ELEV.

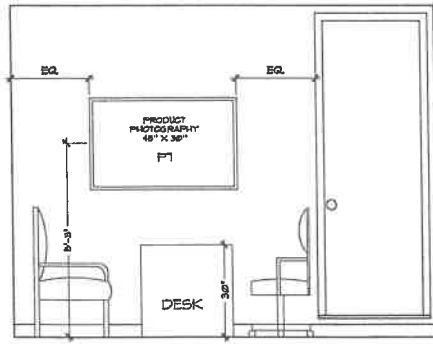


D BACK OFFICE WALL ELEV.

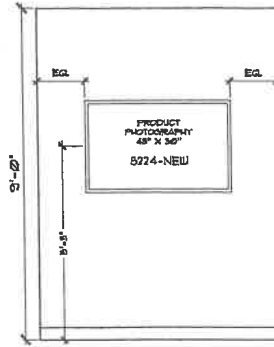
INTERIOR ELEVATIONS
1/4" = 1'-0"

NASHVILLE DIVISION
RIDGE AT CARTER'S STATION
E921/ALEXANDRITE
2-CAR SALES OFFICE
TBD WINDSTONE TRAIL (LOT 2)

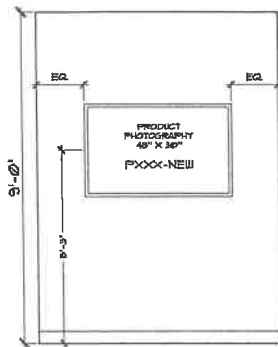
PAGE 6 OF 11



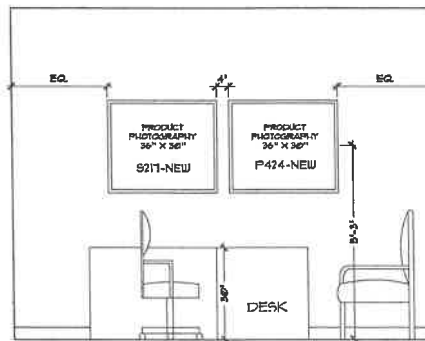
E OFFICE 1 DESK ELEV.



F OFFICE 1 WALL ELEV.



G OFFICE 2 WALL ELEV.

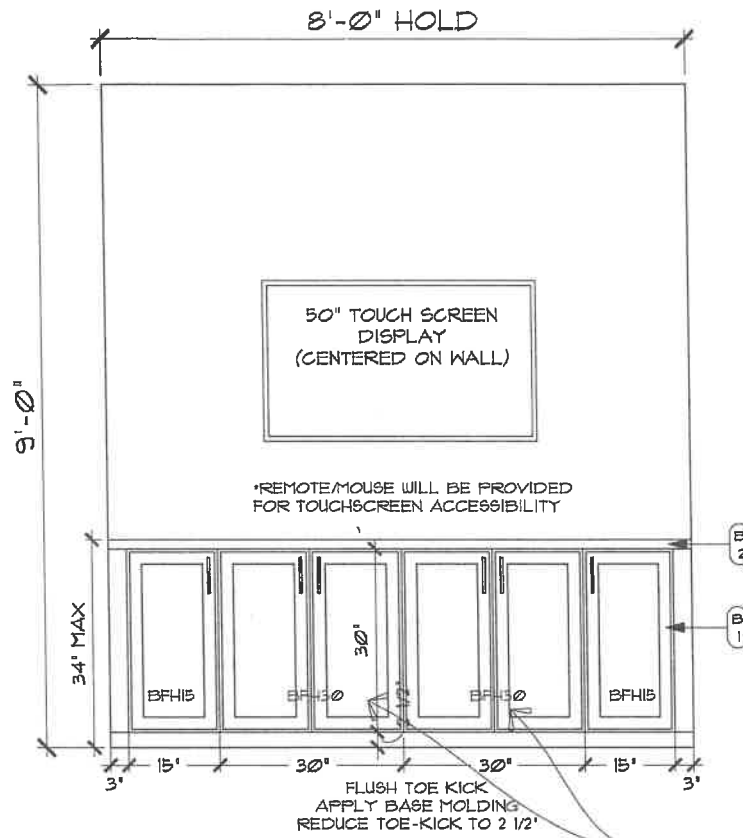
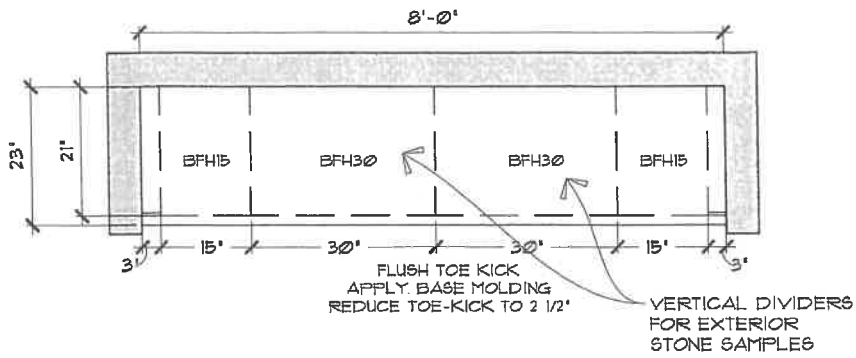


H OFFICE 2 DESK ELEV.

INTERIOR ELEVATIONS
1/4" = 1'-0"

NASHVILLE DIVISION
RIDGE AT CARTER'S STATION
E921/ALEXANDRITE
2-CAR SALES OFFICE
TBD WINDSTONE TRAIL (LOT 2)





INSTALLATION NOTES:

- INSTALLER TO MODIFY BOTH BFH30'S TO ACCOMMODATE 3 VERTICAL DIVIDERS EQUALLY SPACED USING SHELF - FBS MATERIAL (21"x30")
- CUT DOWN ADDITIONAL SHELF-FBS MATERIAL (21"x60") FOR USE ON TOP AND FLOOR OF CABINET TO STABILIZE VERTICAL DIVIDERS.
- VERTICAL DIVIDERS TO SLIDE INTO THESE CHANNELS.
- FLUSH TOE KICK APPLY BASE MOLDING REDUCE TOE-KICK TO 2 1/2"

VERTICAL DIVIDERS
FOR EXTERIOR
STONE SAMPLES

FINISH PLAN LEGEND

B 1 ITEM: BUILT-IN CABINET
LOCATION: REFER TO PLANS
MANUFACTURER: ARISTOKRAFT
SPECIES: MAPLE
STYLE: KORBETT
FINISH: FLAGSTONE
HARDWARE: SATIN NICKEL BAR PULL

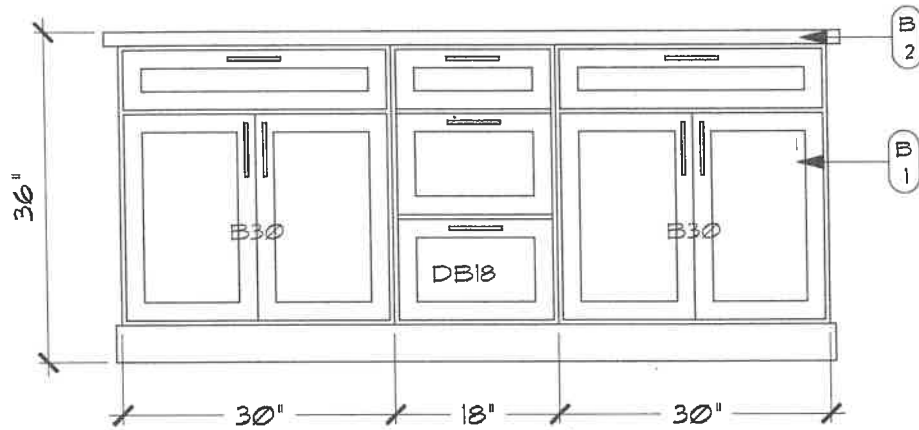
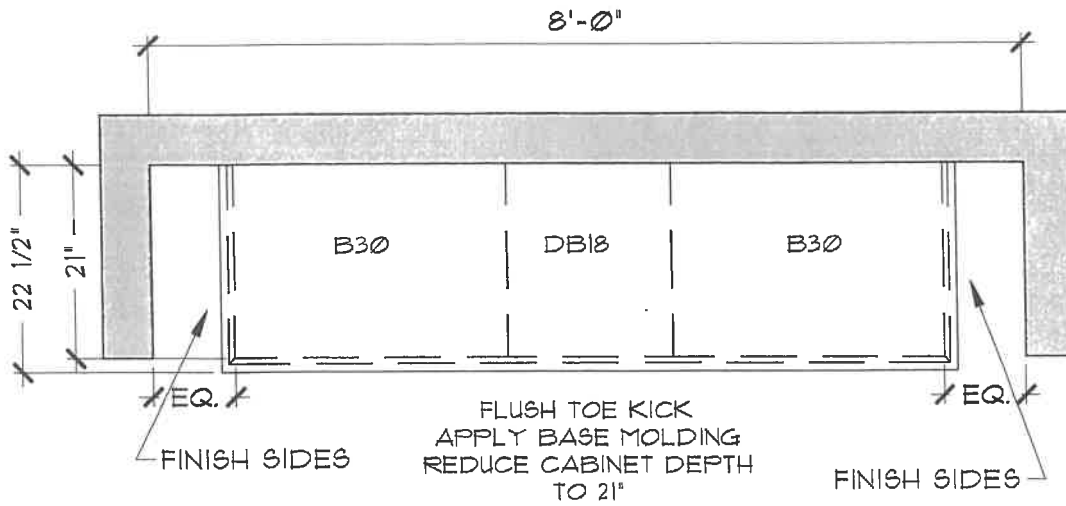
B 2 ITEM: SOLID SURFACE COUNTER
LOCATION: DISPLAY AREA
MANUFACTURER: SILESTONE
COLOR: MIAMI WHITE
EDGE STYLE: SQUARED
NO BACKSPLASH TO BE INSTALLED

TOUCH SCREEN BUILT-IN DETAIL

1/2" = 1'-0"

**NASHVILLE DIVISION
RIDGE AT CARTER'S STATION
E921/ALEXANDRITE
2-CAR SALES OFFICE
TBD WINDSTONE TRAIL (LOT 2)**





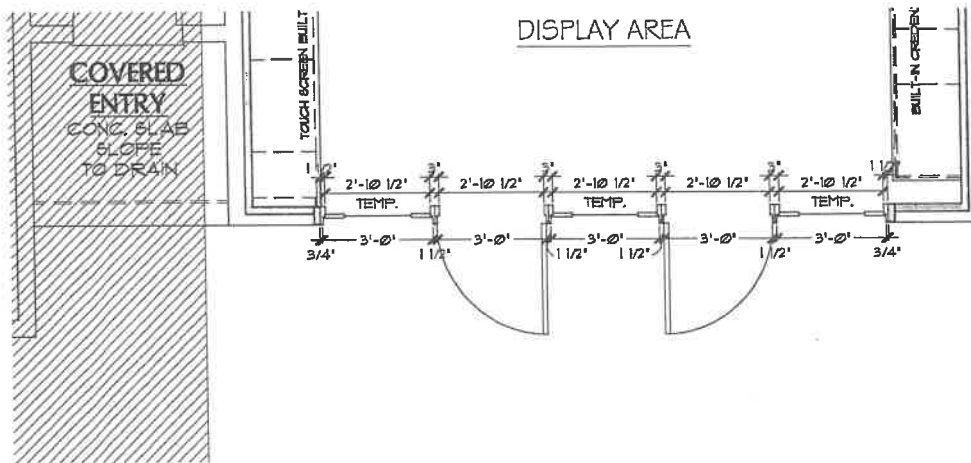
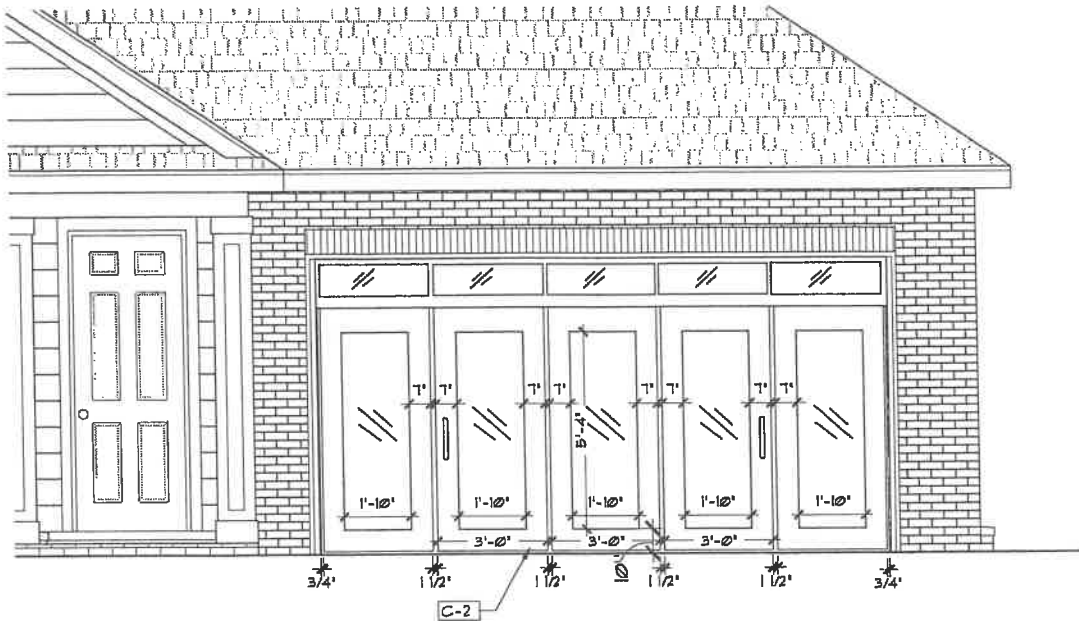
FINISH PLAN LEGEND

- (B1) ITEM: BUILT-IN CABINET
 LOCATION: REFER TO PLANS
 MANUFACTURER: ARISTOKRAFT
 SPECIES: MAPLE
 STYLE: KORBETT
 FINISH: FLAGSTONE
 HARDWARE: SATIN NICKEL BAR PULL
- (B2) ITEM: SOLID SURFACE COUNTER
 LOCATION: DISPLAY AREA
 MANUFACTURER: SILESTONE
 COLOR: MIAMI WHITE
 EDGE STYLE: SQUARED
 NO BACKSPLASH TO BE INSTALLED

BUILT-IN CREDENZA DETAIL
 3/4" = 1'-0"

**NASHVILLE DIVISION
 RIDGE AT CARTER'S STATION
 E921/ALEXANDRITE
 2-CAR SALES OFFICE
 TBD WINDSTONE TRAIL (LOT 2)**





C-2 EXTERIOR FIXED AND ACTIVE DOORS
 MANUFACTURER: THERMA TRU OR EQ.
 DESCRIPTION: 5100 22X64 1 LITE TEMPERED
 INSERT WITH WHITE MINI BUNDS IN GLASS
 SYSTEM. 3" SET BACK FROM WALL
 MULLION: CORRUGATED BUTTED 3/4" INTERIOR
 AND 1 1/2" EXTERIOR
 FINISH: TO BE PAINTED TRIM COLOR OF HOUSE.
 REFER TO EXTERIOR COLOR MATRIX
 REFER TO PAGE 11 FOR EXTERIOR DETAIL

EXTERIOR DETAIL
 1/4" = 1'-0"

**NASHVILLE DIVISION
 RIDGE AT CARTER'S STATION
 E921/ALEXANDRITE
 2-CAR SALES OFFICE
 TBD WINDSTONE TRAIL (LOT 2)**





RECEIVED
FEB 13 2022
By: 22-0030

**EXTERIOR ELEVATION
NOT TO SCALE**

**NASHVILLE DIVISION
RIDGE AT CARTER'S STATION
E921/ALEXANDRITE
2-CAR SALES OFFICE
TBD WINDSTONE TRAIL (LOT 2)**



Case #22-0031
Windstone Trail, Lot 2



CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

CONTACT INFORMATION

Kevin C. McCarthy, AICP, Planning Associate II, kmccarthy@columbiatn.com 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

21-0031

APPLICANT/ PROPERTY OWNER

Alan East/ Richmond American Homes

PUBLIC HEARING DATE

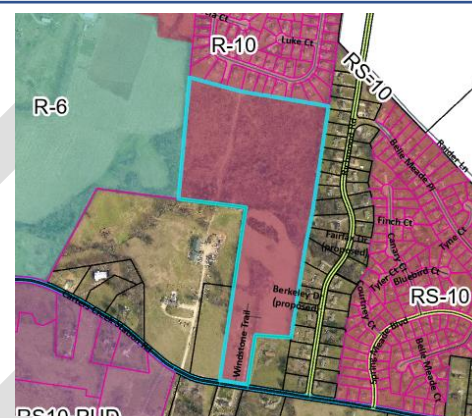
N/A

PROPERTY ADDRESS/LOCATION

2903 Windstone Trail/ The Ridge at Carter's Station Subdivision.

REQUEST: Conditional Use (The Ridge at Carter's Station Subdivision Sales Office)

This request is to allow a model home sales office within a residential zoning district located at 2903 Windstone Trail (*The Ridge at Carter's Station Subdivision*). The applicant intends to use the home as a model with a Richmond American Homes sales office located in the garage. An adjacent lot will be utilized as off-street parking for the sales office with ADA accessibility. Proposed sales office hours of operation are 10 am to 6 pm Monday through Saturday with additional hours between 12 pm and 6 pm on Sundays.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-10 Single Family Residential	SF Residential	R-10/R-6/County Single-Family Residential	Model Home Sales Office & Associated Parking	N/A

DEVELOPEMNT STATUS & HISTORY:

Previous Requests/Approval: N/A
 Conditions of Previous Approval: N/A

REVIEW & ASSESSMENT:

The applicant's site plan depicts a proposed parking area on an adjacent lot to serve the model home sales office. The parking area includes six parking stalls on a paved surface including one ADA compliant parking stall. The proposed parking spaces are 19' long and 8' wide; and do not conform to the standards of Section 10.2.12 of the Zoning Ordinance as it pertains to width. Access to the parking area will be from one 12' wide drive aisle connecting with Windstone Trail. A sidewalk will connect the parking area to the model home. Staff recommends that the Board of Zoning Appeals condition its approval of this request on staff approval of a revised parking plan and compliance with the City of Columbia Sign Ordinance (Section 15 of the Zoning Ordinance), specifically, the standards for residential subdivision signs (15.6.2.c), temporary signs (15.6.2.f), and real estate signs (15.6.1.k and 15.6.1.l).



CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

RECOMMENDATION:

Approval of Conditional Use Request.

DRAFT

BOARD OF ZONING APPEALS: APPLICATION AND CHECKLIST

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

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: Joren Dunnivant, City Planner, jdunnivant@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 <i>COLUMBIA, TENNESSEE</i>					
SUBDIVISION: Morgan Meadows			LOT: 0040		
LOT ADDRESS: 531 Morgan Meadows Way					
ZONING: Single Family		LAND USE: Model Home		LOT ACREAGE: .19	
LOT SQUARE FOOTAGE: 8310			BUILDING SQUARE FOOTAGE: Htd. 2372 Unhtd. 568		
ESTABLISHED/EXISTING SETBACKS: FRONT: <u>20</u> ft. SIDE: <u>5</u> ft. REAR: <u>20</u> ft.					
OTHER INFORMATION: Garage to be used as a model office during the life of the community.					

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. <p style="text-align: center; color: red;"><i>If this information is not listed, the item shall be rejected by staff as incomplete</i></p>
APPEAL OF: This home will be used as a model home and the garage will be converted into a sales office. After community is sold out, garage office will be converted back into a standard 2 car garage and the home will be sold as a single family residence.
ZONING ORDINANCE SECTION:
CITY OFFICIAL WITH TITLE AND DEPARTMENT:

APPEAL OF ADMINISTRATIVE DECISION

1. If requesting a **Setback Variance**, indicate below which yard the setback variance is located within and **provide an exact measure of the distance of the new setback in feet.**
2. If requesting a **Sign Variance**, indicate below which type of sign the variance is for and **provide the permitted signage, in addition to the requested amount of signage.**
3. If requesting a **Variance** of any other provision of the *Zoning Ordinance*, provide a **detailed explanation below in "Other Variance Request."**

If this information is not listed, the item shall be rejected by staff as incomplete

SETBACK VARIANCE <i>Check applicable yard</i>	<input type="checkbox"/> FRONT YARD <input type="checkbox"/> SIDE YARD <input type="checkbox"/> REAR YARD	REQUESTED SETBACK (ft):
SIGN VARIANCE <i>Check applicable sign</i>	<input type="checkbox"/> FREESTANDING SIGN <input type="checkbox"/> WALL SIGN <input type="checkbox"/> GASOLINE PUMP SIGN <input type="checkbox"/> OTHER SIGN	PERMITTED SIGNAGE (ft or ft ²):
		REQUESTED SIGNAGE (ft or ft ²):
OTHER VARIANCE REQUEST	ZONING ORDINANCE SECTION:	
	REASON FOR REQUEST: 2 car garage to be converted into a model sales office.	

CONDITIONAL USE PERMIT

If requesting a **Conditional Use Permit**, indicate the requested use.

If this information is not listed, the item shall be rejected by staff as incomplete

REQUESTED USE (be detailed):

Garage will be a Sales Office while SDH Nashville is selling in the community. Once the community is sold out, we will convert the Garage Sales Office back into a garage and sell the home as a Single Family dwelling.

DOES THE REQUESTED USE HAVE REQUIRED PARKING?

Yes, parking pad will be on lot 39.

HOURS OF OPERATION:

M-S (10 am - 6 pm), Sunday (12pm - 6 pm)

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

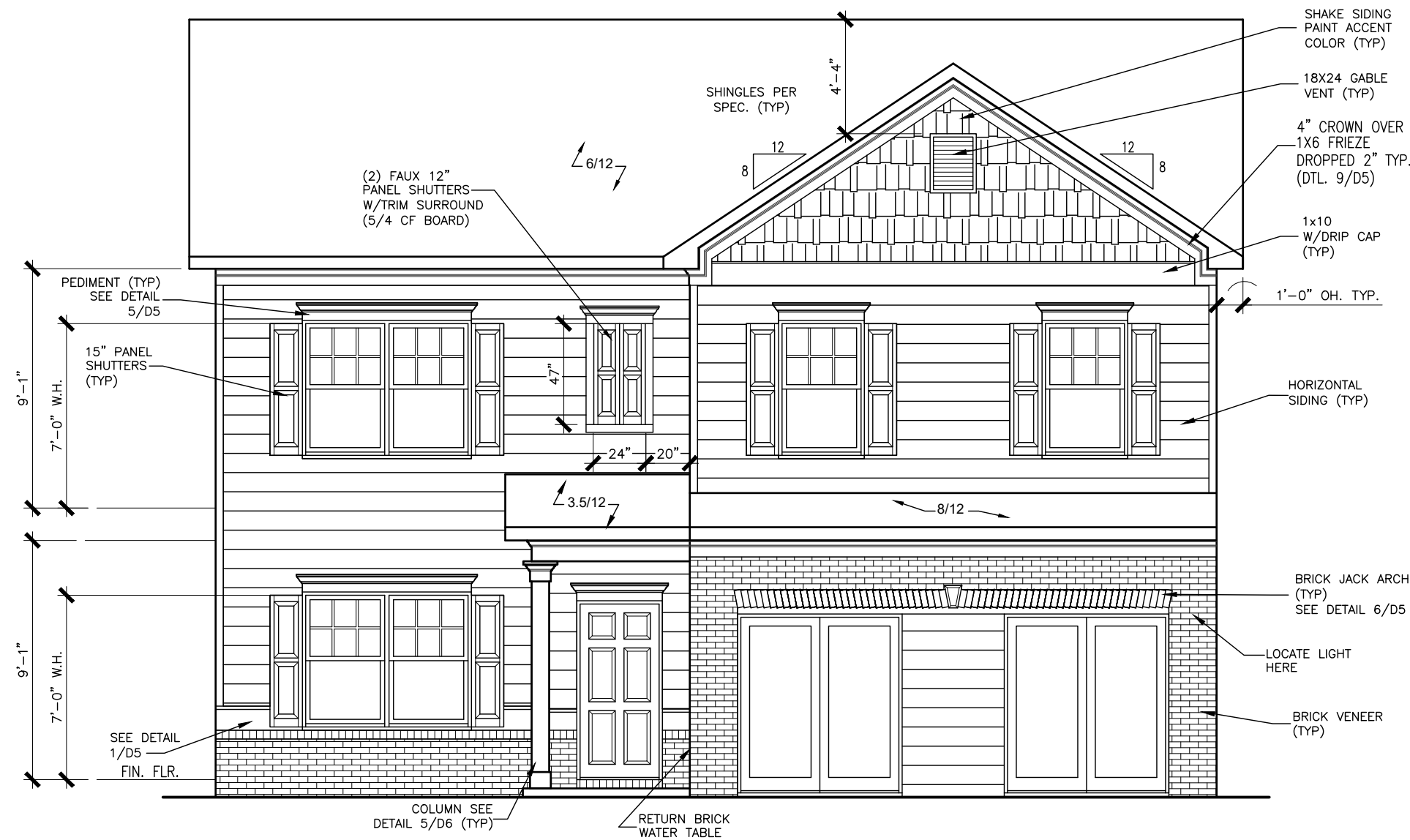
4. That financial returns alone shall not be considered as a basis for granting a variance.

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.

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.

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.

MORGAN MEADOWS LOT 40



FRONT ELEVATION "D"

SCALE: 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO
BE HORIZONTAL SIDING

SEE SHEET D3 OF SDH TYPICAL
DETAILS FOR SOFFIT DETAILS PER
SOFFIT MATERIAL

REV	DATE	BY	CHK



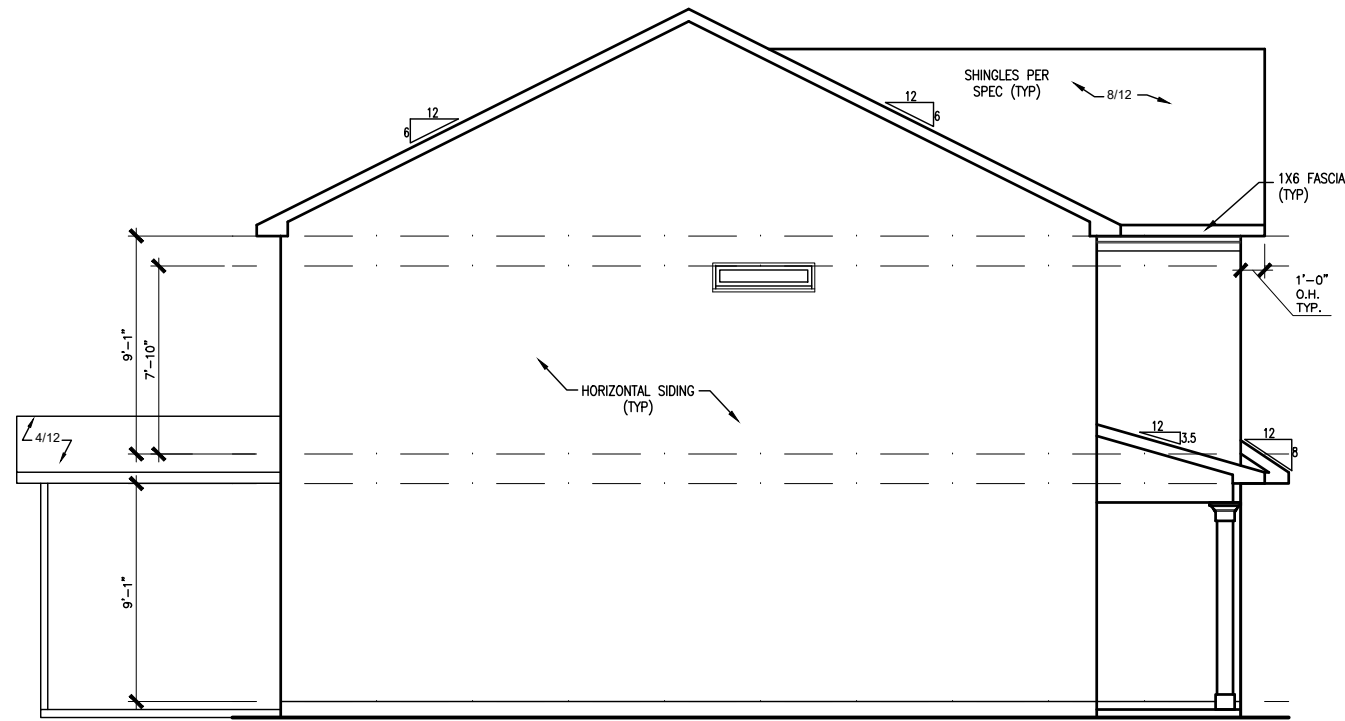
ELEVATIONS
FRONT ELEVATION
MCGINNIS

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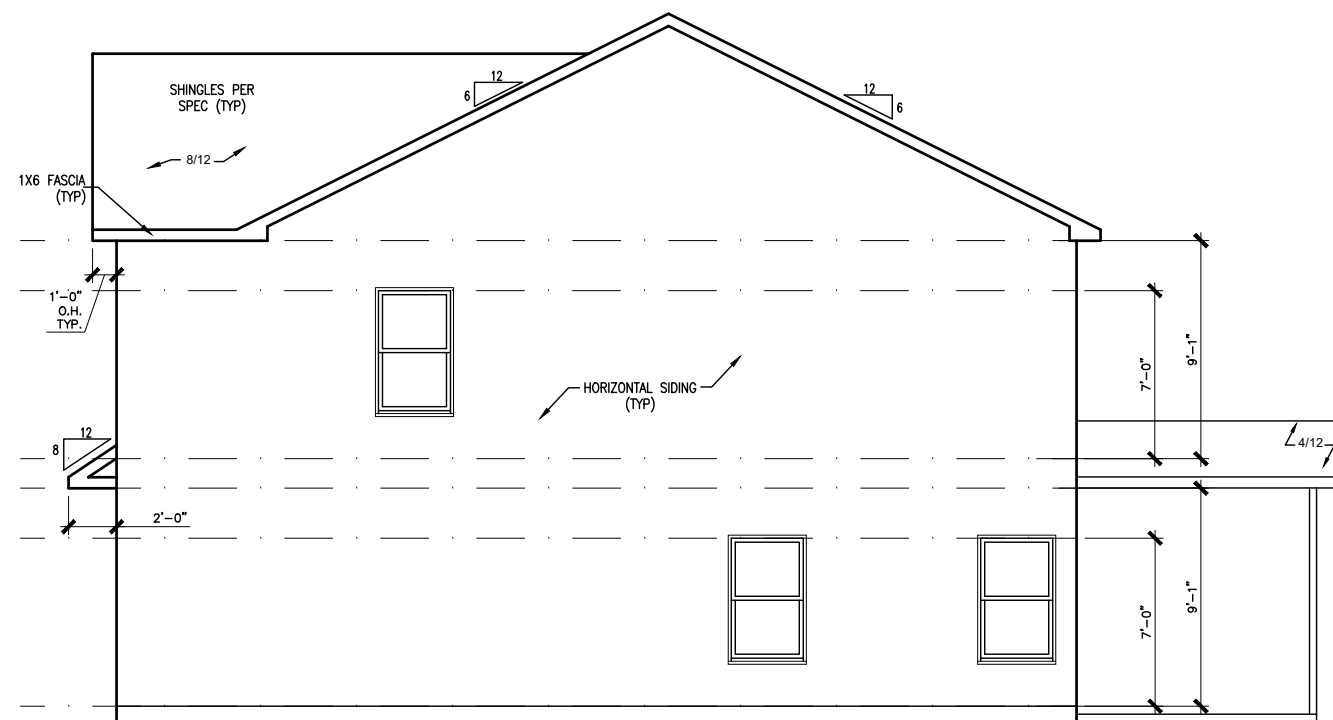
BY: CLJ	CHK: AW
DATE: 11-10-21	
FACADE OPT: A	
PLAN ID:	
FND: ALL	ELEV: D
PAGE NO: A1.1	

MORGAN MEADOWS LOT 40



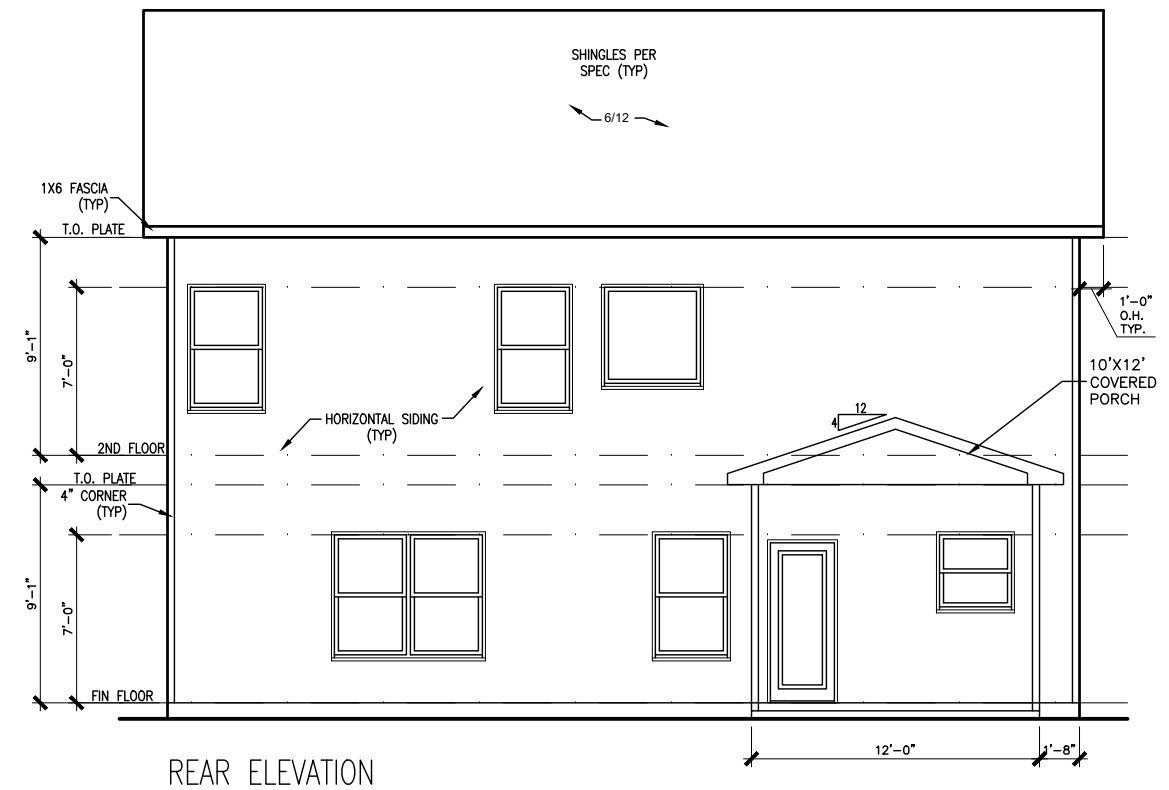
LEFT ELEVATION "D"

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION "D"

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

BY	#	REVISION	DATE



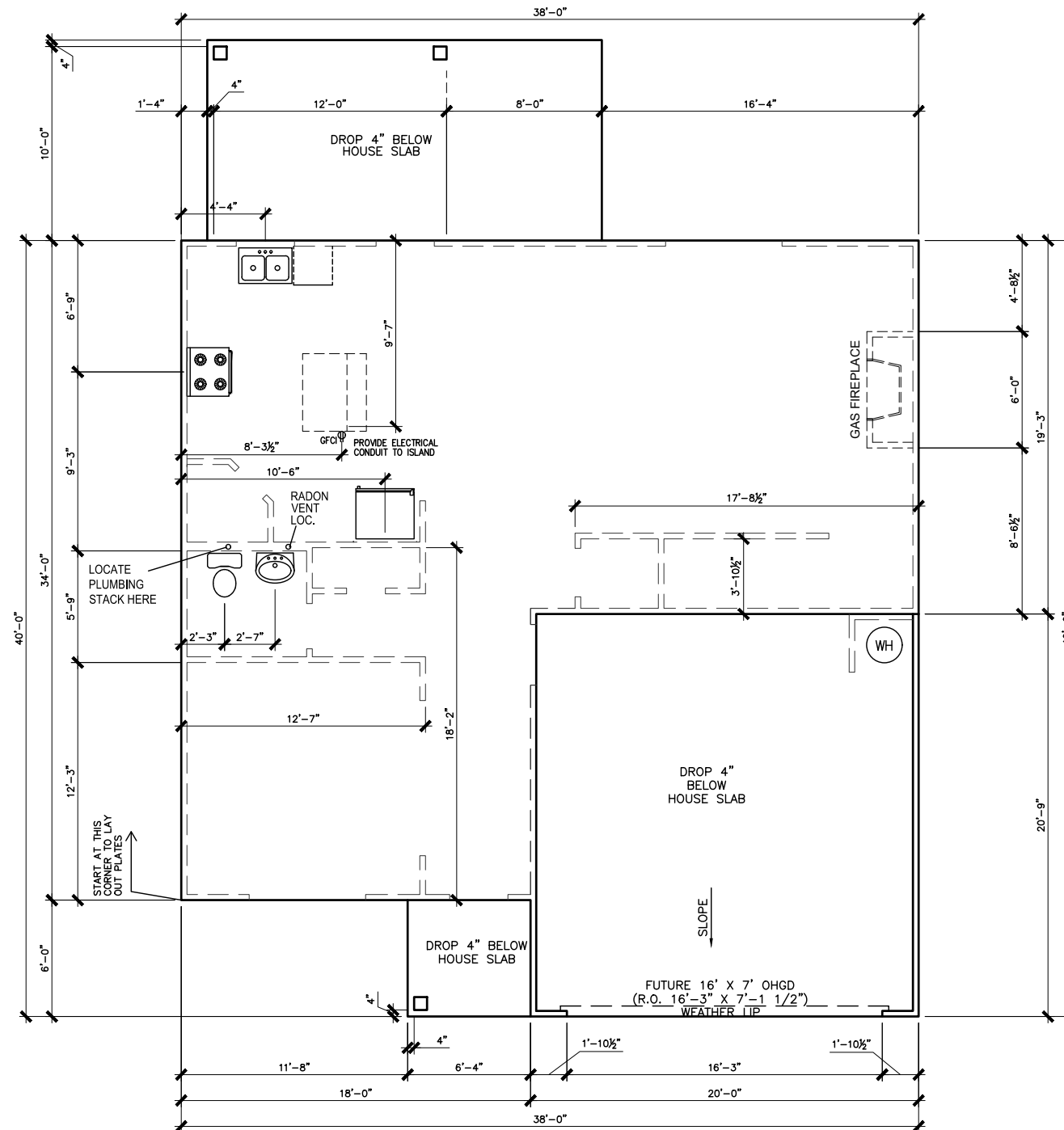
ELEVATIONS
SIDES AND REAR
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PLAN ID:	
FND: ALL	ELEV: D
PAGE NO: A2.1	

MORGAN MEADOWS LOT 40



SLAB PLAN

SCALE: 1/8" = 1'-0"

*RADON VENT PROVIDED
PER LOCAL CODE

REFER TO DETAIL 3/D1 FOR
BRICK LEDGE DETAIL WHEN
BRICK VENEER IS CHOSEN

DATE	REVISION	BY



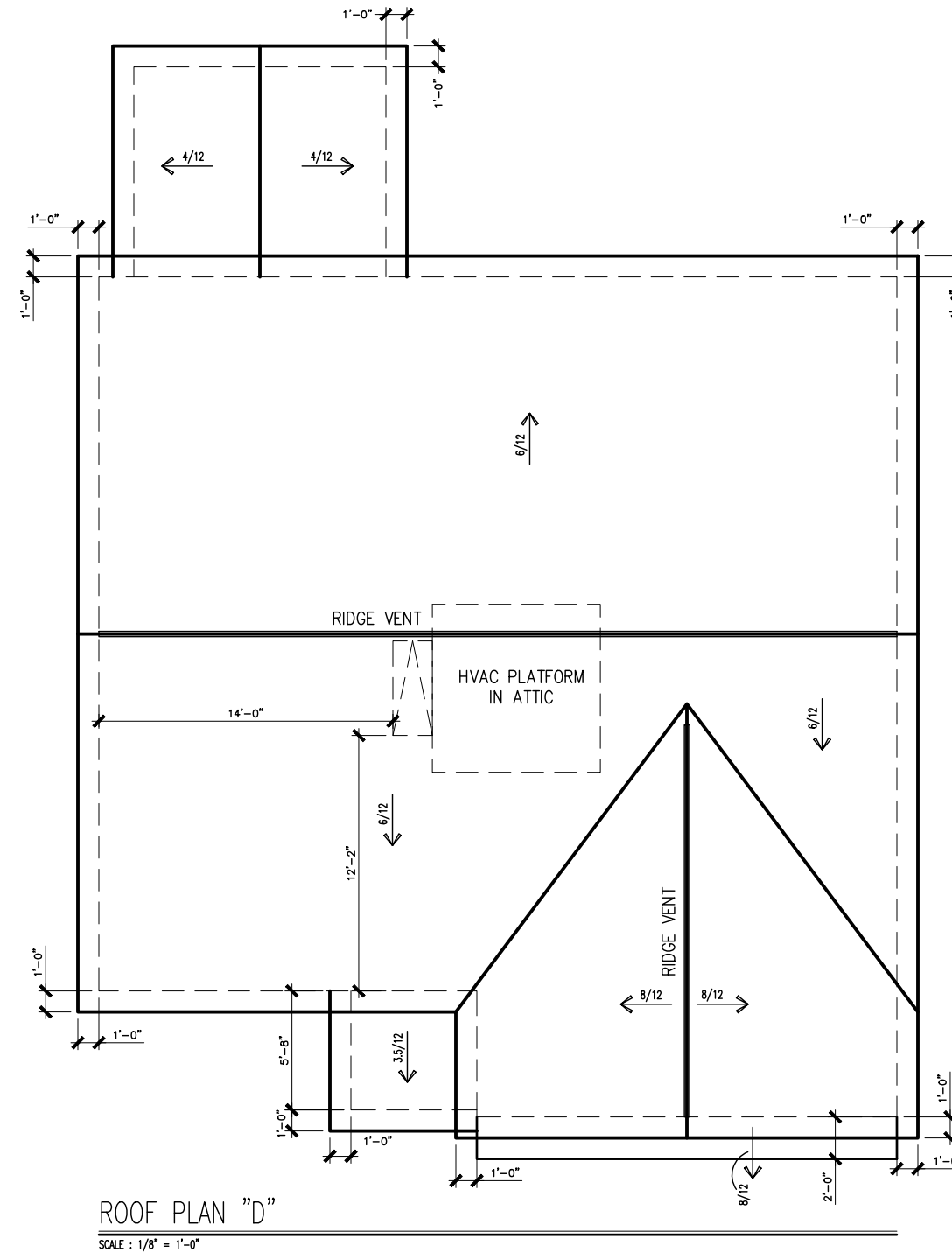
FOUNDATION PLAN
SLAB PLAN
MCGINNIS

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PLAN ID:	
FND: ALL	ELEV: D
PAGE NO: A3.1	

MORGAN MEADOWS LOT 40



ROOF PLAN "D"

SCALE : 1/8" = 1'-0"

DATE	REVISION	BY
#	#	#
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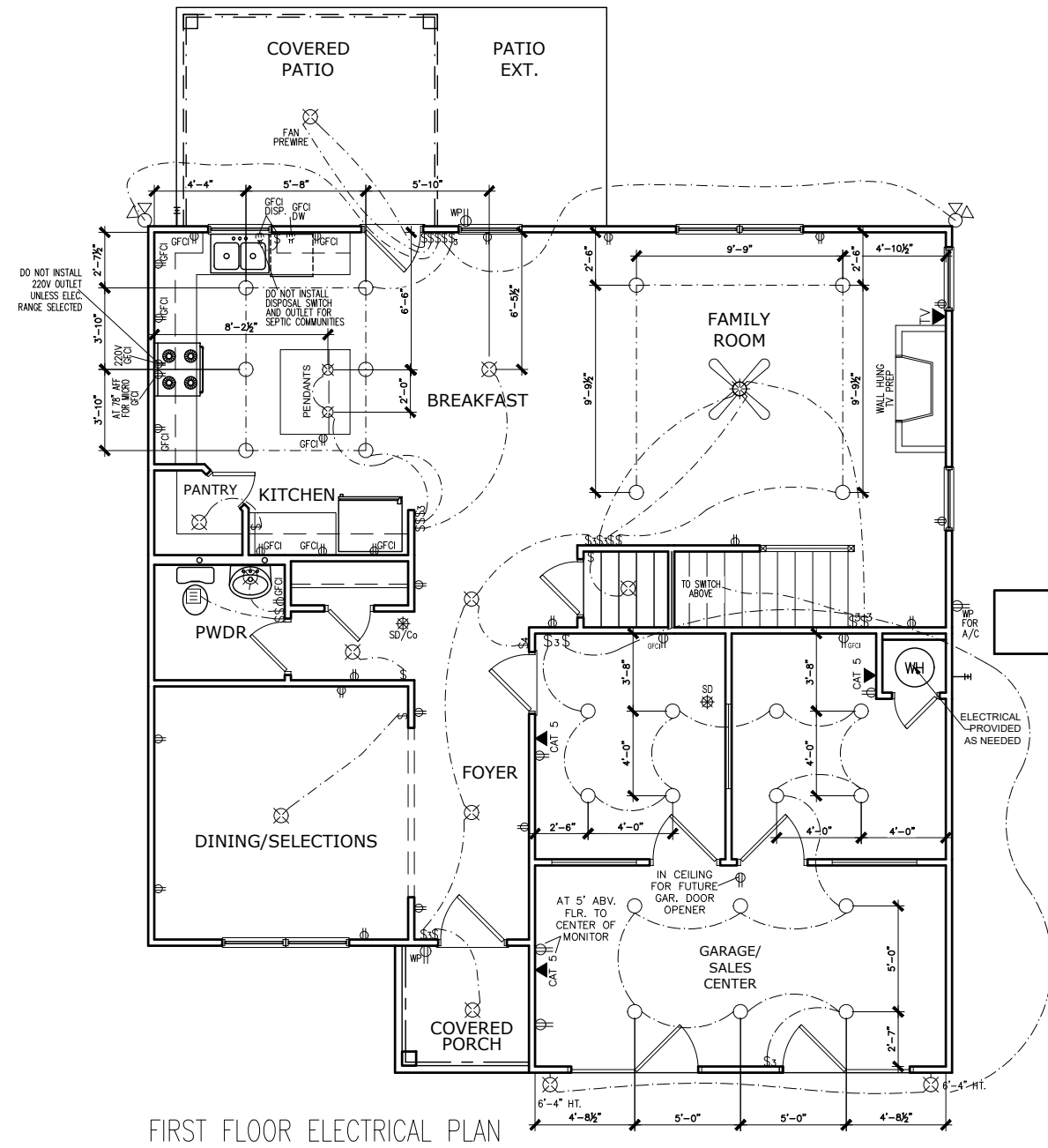
ROOF PLAN
ROOF PLAN
MCGINNIS

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FND: ALL	ELEV: D
PAGE NO: A6.1	

MORGAN MEADOWS LOT 40



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

NOTES:
1. CONSIDER LOCATION OF ELECTRICAL PANEL AS IT RELATES TO LAYOUT - EXACT LOCATION T.B.D. BY CM & MARKETING

ELECTRICAL LEGEND

Ⓢ	SWITCH	TV	TV
Ⓢ ₃	3 WAY SWITCH	Ⓢ	120V RECEPTACLE
Ⓢ ₄	4 WAY SWITCH	Ⓢ	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	Ⓢ	220V RECEPTACLE
Ⓢ _K	KEYLESS	Ⓢ _{GFCI}	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	Ⓢ _{AFCI}	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† _{GL}	GAS LINE
●	FLEX CONDUIT	† _{WL}	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	Ⓢ	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	Ⓢ	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	Ⓢ	CEILING FAN
□	GARAGE DOOR OPENER	—	ELECTRICAL WIRING
Ⓢ	EXHAUST FAN	Ⓢ	CEILING FIXTURE
Ⓢ	FAN/LIGHT		

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR
CEILING FAN	96" ABOVE FINISHED FLOOR

NOTE: FINAL PLACEMENT OF PHONE/CABLE T.B.D. ON SITE BY THE BUILDER

BY	#	#	#	#	#
REVISION					
DATE					

SMITH DOUGLAS HOMES
QUALITY | INTEGRITY | VALUE

ELECTRICAL PLAN
FIRST FLOOR
MCGINNIS

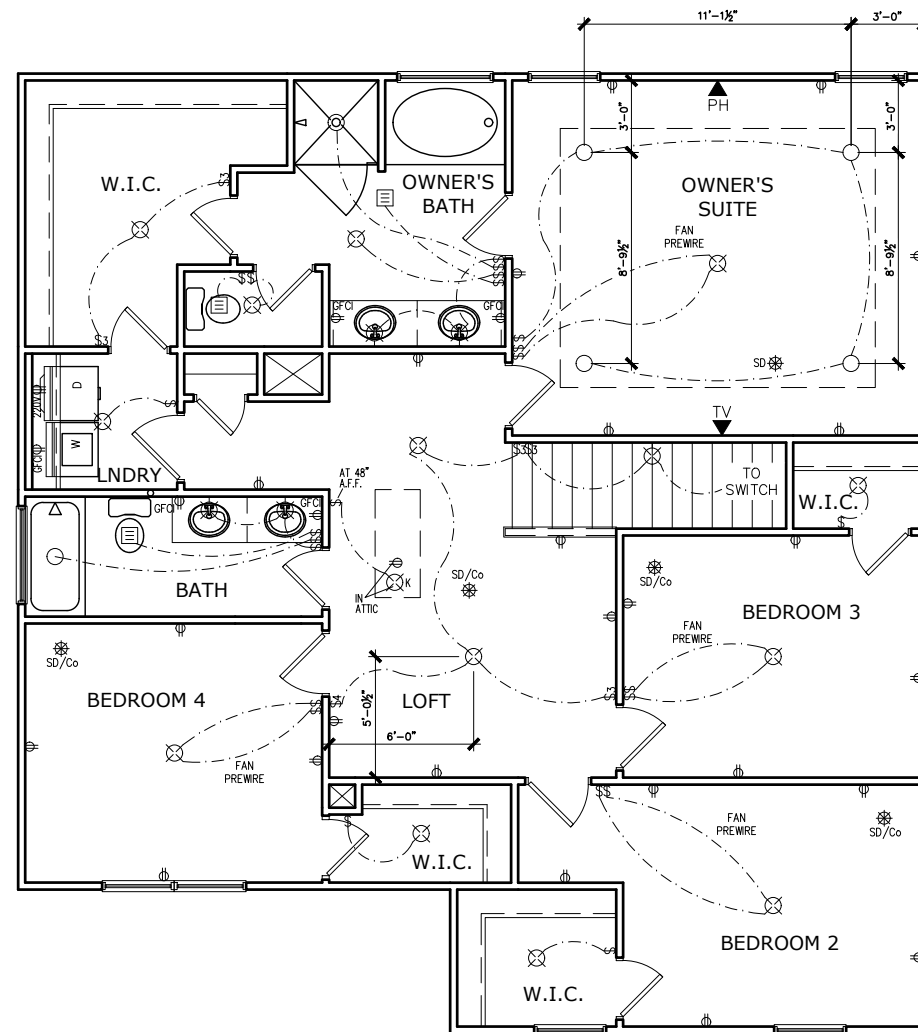
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PLAN ID:
FND: ALL ELEV: D
PAGE NO: A7.2

MORGAN MEADOWS

LOT 40



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

ELECTRICAL LEGEND

\$	SWITCH	TV	TV
\$3	3 WAY SWITCH	⊕	120V RECEPTACLE
\$4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕ _K	KEYLESS	⊕ _{GFCI}	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	⊕ _{AFCI}	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† _{GL}	GAS LINE
●	FLEX CONDUIT	† _{WL}	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	⊕	FLOOD LIGHT
SD/CO	SMOKE DETECTOR & CARBON MONOXIDE	⊕	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	⊗	CEILING FAN
□	GARAGE DOOR OPENER	—	ELECTRICAL WIRING
⊕	EXHAUST FAN	⊕	CEILING FIXTURE
⊕	FAN/LIGHT		

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR
CEILING FAN	96" ABOVE FINISHED FLOOR

NOTE: FINAL PLACEMENT OF PHONE/CABLE T.B.D. ON SITE BY THE BUILDER

BY	#	#	#	#	#
REVISION					
DATE					



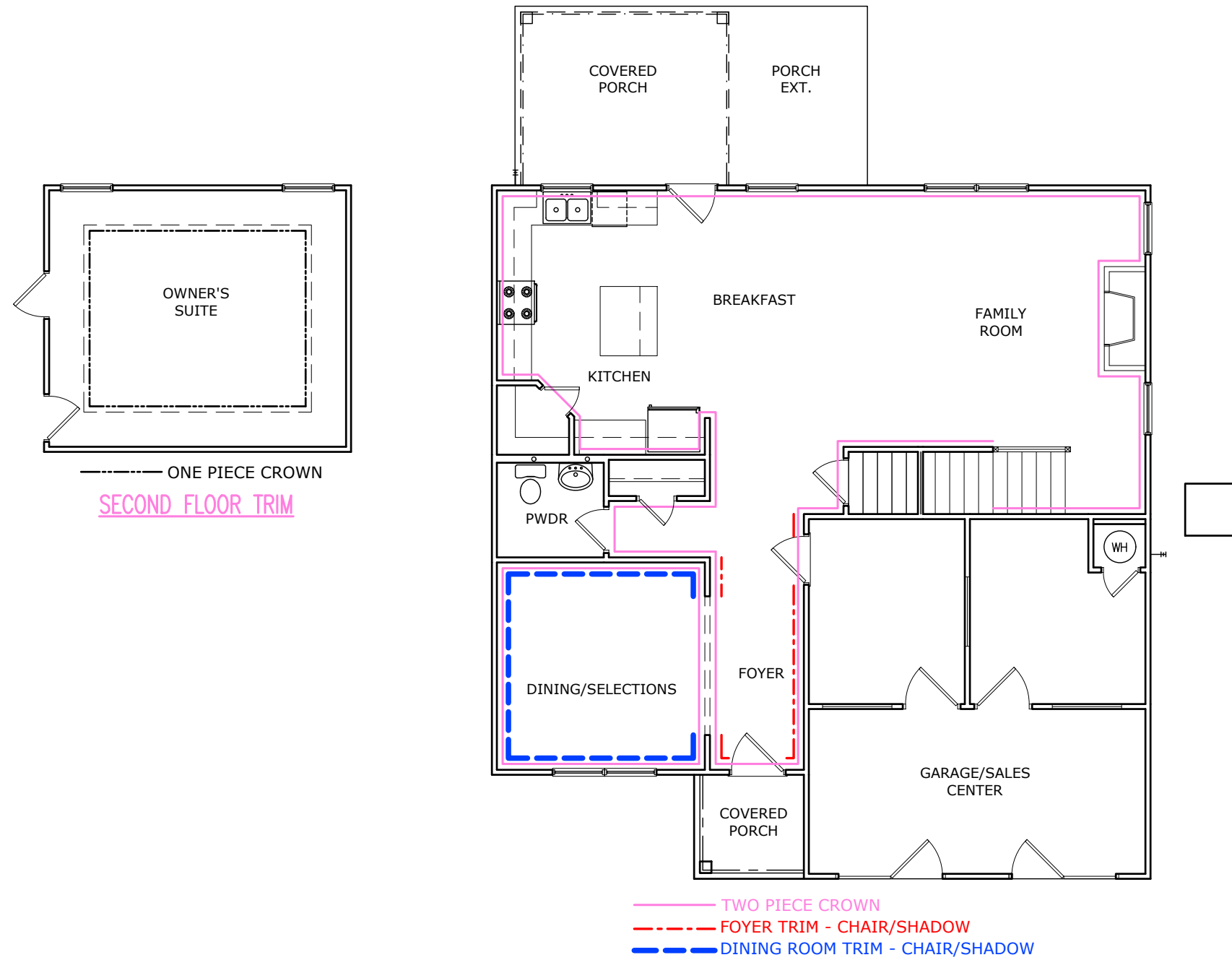
ELECTRICAL PLAN
SECOND FLOOR
MCGINNIS

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PLAN ID:			
FND:	ALL	ELEV:	D
PAGE NO:	A7.3		

MORGAN MEADOWS LOT 40



TRIM LAYOUT FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

DATE	REVISION	BY
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#	#	#
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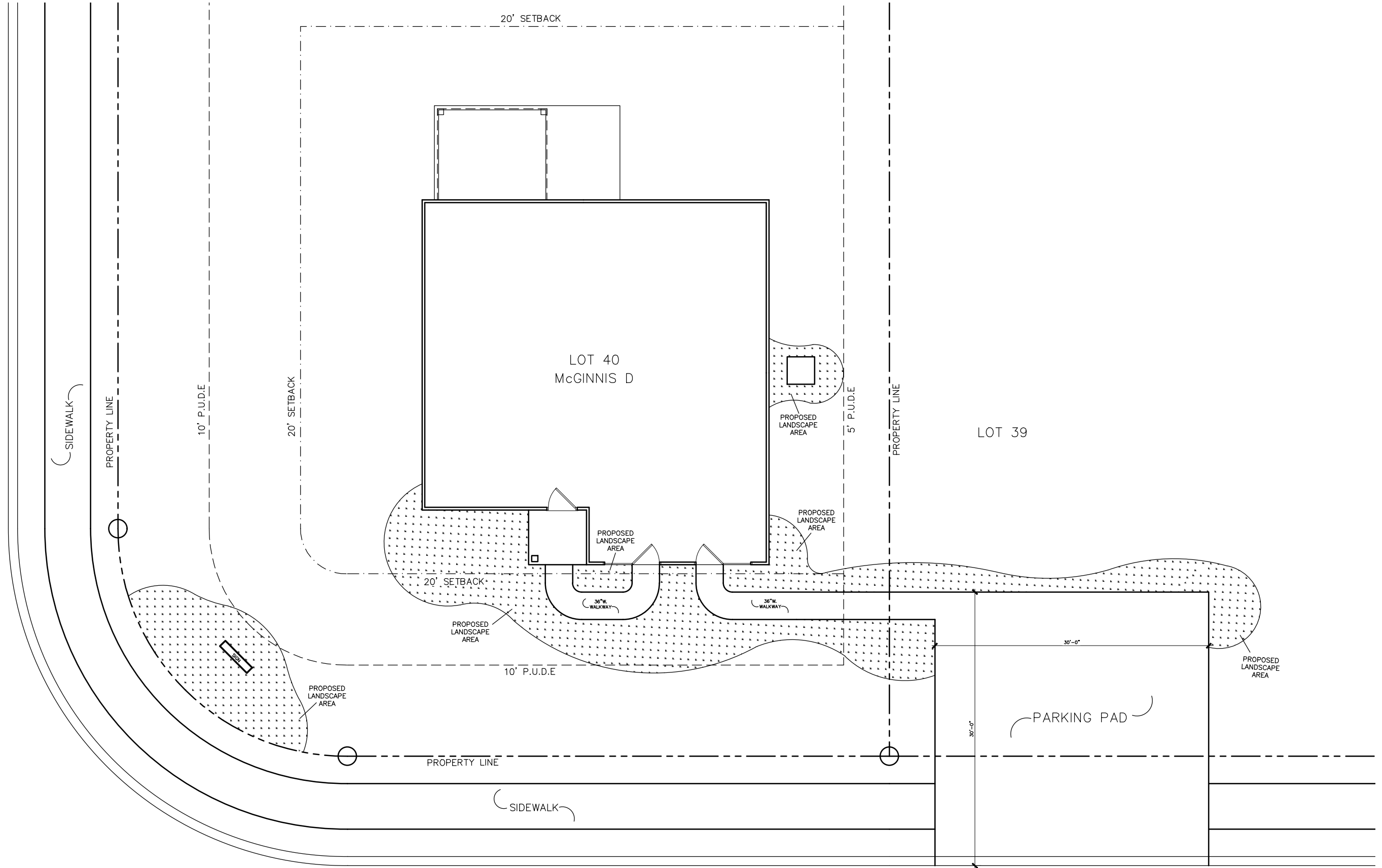
FLOOR PLAN
TRIM LAYOUT
MCGINNIS

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PLAN ID:	
FND: ALL	ELEV: D
PAGE NO: A8.1	

STONEWALL ROAD



MORGAN MEADOWS WAY

NOTE:
 LANDSCAPING AREAS SHOWN ARE SUGGESTED
 AREAS FOR PLANTINGS. LABELING OF TREES &
 SHRUBS ALONG WITH FINAL LANDSCAPE PLANTING
 TO BE PROVIDED BY LOCAL LANDSCAPE ARCHITECT.

DATE	REVISION	BY



SITE PLAN
 MORGAN MEADOWS
 MCGINNIS

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BY:	AW	CR:	
DATE:	12/8/21		
FACADE OPT:			
PLAN ID:			
FND:		ELEV:	
PAGE NO:	A5.1		

Case #22-0034
Stonewall Road, Lot 40





**CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT**

CONTACT INFORMATION

Kevin C. McCarthy, AICP, Planning Associate II, kmccarthy@columbiatn.com 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

21-0034

APPLICANT/ PROPERTY OWNER

Kieth Anderson/ Smith Douglas Homes

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**531 Morgan Meadows Way/
Morgan Meadows Subdivision.**

REQUEST: Conditional Use (Morgan Meadows Sales Office)

This request is to allow a model home sales office within a residential zoning district located at 531 Morgan Meadows Way (*Morgan Meadows Subdivision*). The applicant intends to use the home as a model while utilizing the garage as a sales office for Smith Douglas Homes. An adjacent lot will be utilized as off-street parking for the sales office. Proposed sales office hours of operation are 10 am to 6 pm Monday through Saturday with additional hours between 12 pm and 6 pm on Sundays.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-10 Single Family Residential	Vacant	R-10/Rs-10/County Single-Family Residential	Model Home Sales Office & Associated Parking	N/A

DEVELOPEMNT STATUS & HISTORY:

Previous Requests/Approval: N/A

Conditions of Previous Approval: N/A

REVIEW & ASSESSMENT:

The applicant's site plan depicts a proposed parking area on an adjacent lot to serve the model home sales office. A sidewalk will connect the parking area to the model home. The proposed parking area consists of a 30' wide concrete pad which does not conform to the standards of the City of Columbia Zoning Ordinance (Section 10.2.12.2). Staff recommends that the Board require conformance with the 25' maximum driveway width and require the applicant to provide a parking plan showing dimensioned parking spaces with at least one ADA accessible space per Section 10.2.12 of the Zoning Ordinance.

The development has erected unpermitted signs in the public right of way on two separate occasions. The applicant, Smith Douglas Homes, has corrected these violations in order to remove holds on building permit reviews. Staff recommends that the Board of Zoning Appeals condition its approval of this request on compliance with City of Columbia Sign Ordinance (Section 15 of the Zoning Ordinance).

RECOMMENDATION:

Approval of Conditional Use Request.