



CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER

210095

APPLICANT/ PROPERTY OWNER

Keith Anderson / Smith Douglas Homes

PUBLIC HEARING DATE

June 9, 2022

PROPERTY ADDRESS/LOCATION

2004 Sierra Court /Armstrong Meadows Subdivision.

REQUEST: Conditional Use (Armstrong Meadows Subdivision Sales Office)

This request is to allow a model home sales office within a residential zoning district located at (*Armstrong Meadows Subdivision*). The applicant intends to use the home as a model with a Smith Douglas 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 5 pm on Sundays



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-6 Single Family Residential	Single Family Residential	R-6 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 proposes to construct a model home and utilize the garage as a sales office. After the lots in the subdivision are sold, the sales office will be converted back into a two-car garage and the house will be sold as a single-family residence. 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 four parking stalls on a paved surface including one ADA compliant parking stall. The proposed parking spaces are 18’ long and 9’ wide; and do not conform to the standards of Section 10.2.12 of the Zoning Ordinance as it pertains to length. However, if the Board approved the Conditional Use, the parking stall dimensions can be corrected during staff’s review of the subsequent building permit. Access to the parking area will be from one 12’ wide drive aisle. A sidewalk will connect the parking area to the model home.

RECOMMENDATION:

Approval.

Recommended Motion:

Move to find that the proposed Conditional Use conforms to the requirements listed at Section 3.15.9 of the City of Columbia Zoning Ordinance and approve Conditional Use 22-0095

Alternative Motions:

Alternative Motion [Approve Subject to Conditions]:

Move to find that the proposed Conditional Use conforms to the requirements listed at Section 3.15.9 of the City of Columbia Zoning Ordinance and approve the Conditional Use 22-0095 subject to the following conditions: *[list conditions of approval]*.

Alternative Motion [Approve]:

Move to find that the proposed Conditional Use conforms to the requirements listed at Section 3.15.9 of the City of Columbia Zoning Ordinance and approve Conditional Use 22-0095

Alternative Motion [Deny]:

Move to deny the Conditional Use 22-0095 having found *[list reasons for denial]*.

Alternative Motion [Defer]:

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