

March 13, 2024 - 4:00 PM

Organization

Item I.1. - **Call to Order**

Chairman Charlie Goatz called the March Planning Commission Meeting for the City of Columbia to order at 4:00 p.m.

The meeting was held in Council Chambers at City Hall.

Item I.2. - **Roll Call**

Chairman Charlie Goatz called for a verbal roll call. The quorum was established and included the following: Planning Commission Chairman Charlie Goatz; Planning Commission Member Councilman Danny Coleman; Planning Commission Member Dr. Christa Martin; Planning Commission Member Mayor Chaz Molder; Planning Commission Member James Shannon; Planning Commission member James Sloan.

Absent Was: Planning Commission Member Ray Pace.

Other Attendees: Mr. Robert Archibald, Planner II; Mr. Austin Brass, Assistant City Planner; Mr. Glenn Harper, City Engineer; Mr. Paul Keltner, Director of Development Services; Mr. Kevin McCarthy, City Planner; Mrs. Sandra Richardson, Secretary; Mrs. Melissa Sanders, Planner I; Mr. Tim Tisher, City Attorney, and Mr. Douglas Toney, Assistant City Engineer

Item I.3. - **Welcome of Visitors/Rules of Conduct**

Chairman Goatz welcomed guests and applicants to the meeting. The Chairman discussed the meeting order and the process for speakers to be heard.

Item I.4. - **Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.**

Director Paul Keltner shared the updated status of the Planning items that were forwarded to City Council.

Item I.5. - **Approval of Minutes**

Councilman Coleman moved to approve the February minutes, and Dr. Martin seconded the motion. The minutes were approved six to zero.

Item I.6. - **Review of Bonds and Letters of Credit**

City Engineer Glenn Harper stated all letters of credit are in order.

Consent

Mr. Goatz moved to approve both consent items subject to technical comments, with Councilman Coleman seconding. The motion to approve passed six to zero.

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Item II.1. - Request from TKC Architecture and Engineering LLC for Final Plat approval with surety in the amount of \$203,000 for a revision to Open Space in Bear Creek Overlook Phase 1 off [Merkel Road](#).

Item II.2. - Request from Allen O'Leary for Final Plat approval with surety in the amount of \$1,190,000 (Phases 1 and 2) for The Preserve at Drumwright Phase 1 consisting of 68 lots off [Williams Ridge Drive](#).

Discussion Items

Item III.1. - Request from Abigail Overstreet for Final Plat approval with surety in the amount of \$645,000 for Hillcrest Village Subdivision Phase 1A consisting of 27 lots and three open spaces off [Rolling Brook Drive at Tax Map 113 Parcel 80.50](#).

Mr. Brass gave the details of the staff report. This final plat does correspond with the construction plans that are on file. The condition on this request is from Wastewater. They noted that there is a pump station that is required. Mr. Dave Cummins of MI Homes was present to answer questions. The discussion included issuance at CO, or issuance at permit, and staff recommendation will be issuance at permit. Mr. Cummins stated that they have been having discussions with Columbia Wastewater and staff since last summer in reference to the pump station. He requested that it be conditioned as written per the staff report. He asked if it would stay as is. Mr. Goatz stated you would rather it stay with CO rather than a building permit. Mr. Cummins stated yes. Further discussion included this is the first part of the project, there have been no sales conducted already, risks, the pump station is on order, and looking at the requirements. Mr. Goatz stated if he was to make a motion it would be to approve subject to staff comments, and no building permits issued until the pump station is up and functioning, and wastewater consulted, and subject to any other technical comments. Councilman Coleman asked if he made a motion. Mr. Goatz stated yes, subject to that, and Councilman Coleman seconded the motion. Additional discussion included experiencing delays in getting equipment with all the fallout from the pandemic, this is a strain, model home, permit, pulling a few specs, model permit, the delays, pump and generator, materials, proof of orders, discussions, timeline of July anticipating getting parts. Mr. Goatz stated that he will stick to his motion to approve subject to staff's request, approve subject to no permits issued until the sewer pump station is up, functioning, and accepted by Wastewater, along with any other technical comment. Councilman Coleman withdrew his second, and Mr. Shannon seconded. The motion to approve subject to technical comments passed with a vote of four to two, with Councilman Coleman, and Mayor Molder voting nay.

Item III.2. - Request from Greg Gamble for approval of Annexation with a Plan of Services and zoning to PUD-R (Residential Planned Unit Development) under a Preliminary PUD Site Development Plan for an approximate 410 acre portion of

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property at 400 Bear Creek Pike being Tax Map 90 Parcel 12.01.
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. McCarthy, and Mr. Austin Brass gave the details of the staff report. Mr. Greg Gamble with Gamble Design Collaborative, and Mr. Ty Hasty, Consultant were present to answer questions. Mr. Ted Headlee expressed concerns about this project being annexed to the City, and the different effects. Mr. Scott Prins, 749 Mt. Olivet Road, had six copies to be handed out to the Commission from Bonita Oliver. He had concerns about traffic, and infrastructure. Mr. Jerry Strahan, District 1 County Commissioner, 234 Patterson Drive, thanked everyone for their hard work and expressed a desire for controlled growth, and looking at the big picture. William Kramb 960 Mt. Olivet Road, expressed concerns about more traffic, and having the infrastructure. Mr. Wayne Jones, 719 Mt. Olivet Road, had concerns about traffic and growth. Mrs. Tina Seago, 236 Bear Creek Pike, read section 6.2 of the Zoning Ordinance and shared concerns. Mr. Samuel Whatley, 319 West 8th Street, expressed concerns about transportation, traffic, water, getting an expert analysis, and focusing on things that are more priority. Libby Seago 236 Bear Creek Pike, read an email from her sister with concerns about growth, congestion, and overcrowding of schools. Dr. Mark Seago, 236 Bear Creek Pike expressed a desire for clarity of the previous language, the comp plan, and designations. He quoted from the previous comprehensive plan. Mr. Gabe Howard, District 8 County Commissioner Crawford Hollow Road, stated that he is representing the people, and this change is something that the people don't want. He discussed not having enough water, the infrastructure, and schools. Mr. Philip Davis, 2148 Double Branch, shared concerns with run off, increasing the water level, electricity assessment, and infrastructure. Kevon Sabor, Williams Ridge Drive, expressed concerns about water supply issues, public infrastructure taking longer to repair, density, and honoring the comprehensive plan. Mr. Greg Gamble presented handouts to the Commission, and gave his detailed presentation. Mr. Ty Hasty discussed the improvements made to the project, the precedence setting, the significant voluntary reductions, and the impact. Additional discussion included that there was no new information handed out, just bullet points, illuminating the ten-foot sidewalk, improved nature walk, new information, being able to absorb the information presented, and concerns. Mr. Goatz moved to defer, and Dr. Martin seconded the motion. Mayor Molder thanked everyone for their attendance and stated that the applicant has reduced density by five hundred, removed the multi-family, added senior living which is something the Commission requested, added parks portfolio and voluntarily agreeing to impact fee. Those are factors if you take outside biases away on how you may feel about the development and where it's located in relations to other growth. He feels any reasonable person would agree that those are positive factors for purposes of a development of this nature. He agrees with the chairman's recommendation based on the circumstances and ongoing conversations. He also discussed the oppositions and the McDowell Elementary School that was torn down, (400 student capacity) and there was always a commitment to a new school being built. The motion to defer passed six to zero. Mr. Gamble inquired about a special work session. Mr. Goatz encouraged sending feed back to staff.

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Item III.3. - Request from Greg Gamble for Annexation approval with a Plan of Services and zoning to CD-4C (General Urban Corridor Character District) for an approximate 3.27 acre portion of Tax Map 90 Parcel 12.01 located at 400 Bear Creek Pike.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

The applicant requested a deferral. Mr. Goatz moved to defer, and Councilman Coleman seconded the motion. The motion to defer passed six to zero.

Item III.4. - Request from TKC Architecture & Engineering, LLC for Preliminary Plat and Site Development Plan approval of a mixed use development consisting of commercial, mixed use, and 98 townhome lots off Harley Davidson Blvd. at Tax Map 93 Parcels 2 and 2.01.

Mr. Brass gave the details of the request. The request does meet the parking requirements. The site for townhomes is over parked slightly. Within the zoning code a development cannot go over thirty percent of required parking. This site plan does fully comply with Zoning Ordinance 4400. Mr. Cole Newton, TKC Architecture & Engineering, was present to answer questions. Discussion included previous zoning, new code requirements, conforming, street parking, street width, and the street parking conforms to code standards. Dr. Martin expressed concern about the staff report on Wastewater comments. Mr. Cole Newton discussed the comment. Additional discussion included the line upgrade, flow, gravity flow, pump station, and is it a major issue. Mr. Goatz stated for clarification if this is just a preliminary plat any further issues will be addressed at final plat. Mr. Keltner stated that the next step would be at final plat, and staff will see construction plans before you see the final plat. Mayor Molder moved to approve, and Mr. Goatz seconded the motion and amended to add subject to any technical comments and submittal of As Approved plans as required by staff. The motion to approve with conditions passed six to zero.

Item III.5. - Request from Corey Nelsen to Rezone properties at West 12th and Haley Streets, being Tax Map 100E Group F Parcels 25, 25.01, 25.02, and 25.03, from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Mr. McCarthy gave the details of the staff report. He also addressed a question concerning the comprehensive plan from an earlier discussion. Mr. Corey Nelson was present to answer questions. Discussion included CD-4, affordable single family homes detached, light industrial, development pattern, definitive affordable housing, attainable houses, the need, mobile homes, zoning, proactive area, the outcome of the surrounding lots, Mr. McCarthy discussed the City taking proactive steps. Councilman Coleman moved to approve subject to Technical comments with Dr. Martin seconding. The motion to approve subject to technical comments passed five to one with Mr. Goatz voting nay.

Item III.6. - Request from Josh Rowland for Annexation with Plan of Services, a Comprehensive Plan amendment from Rural Countryside to Suburban

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Neighborhoods and Zoning to CD-3 (Neighborhood Character District) for 57.26 acres at 1748, 1768, 1770 and 1774 Bear Creek Pike, being Tax Map 72 Parcels 54, 54.01 and 54.02.

THE APPLICANT HAS REQUESTED A DEFERRAL.

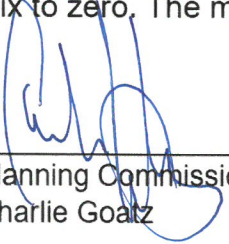
Chairperson Goatz asked to move this item first, because the applicant requested a deferral. Mr. Goatz stated that based upon the applicant's request to defer, he moved to defer, and Councilman Coleman seconded the motion. The motion to defer passed six to zero.

Other Business

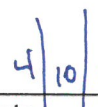
Mr. McCarthy discussed the first meeting with the new Comprehensive plan in effect. Mr. Goatz discussed Townhome parking. Mr. Goatz thanked staff for the depth of the staff reports.

Adjournment

Mr. Goatz moved to adjourn and Mr. Shannon seconded. The motion to adjourn passed six to zero. The meeting adjourned at 6:09 p.m.



Planning Commission Chairman,
Charlie Goatz



Date

4/10/2024