Municipal Planning Commission - COLUMBIA, TENNESSEE

April 10, 2024 - 4:00 PM

Organization

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

Chairman Charlie Goatz called the April 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. Glenn Harper, City Engineer; Mr. Paul Keltner, Director of Development Services; Vice-Mayor Randy McBroom; Mr. Kevin McCarthy, City Planner; Mrs. Sandra Richardson, Secretary; Mrs. Melissa Sanders, Planner I; Mr. Tim Tisher, City Attorney; 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 gave the details of the Official Communication of the Columbia City Council on Annexation and Zoning.

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

Chairman Goatz motioned to approve the March minutes, and Dr. Martin seconded the motion. All the Planning Commissioners present voted aye. The motion to approve the minutes passed six to zero.

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

Mr. Harper, City Engineer, stated all letters of credit are in order or in the process of being updated.

Consent

Mr. Goatz read the consent items, and moved to approve both consent items subject to technical comments, and Councilman Coleman seconded. The motion to approve passed six to zero.

Item II.1. - **Request from WES Engineers & Surveyors for Final Plat approval with surety in the amount of $400,000 for Rutherford Subdivision Phase 1 consisting of 31 lots and dedication of right-of-way off Rutherford Lane.**

Item II.2. - **Request from Allison Corolla for Final Plat approval with surety in the amount of $120,000 for Summit at Carter's West Phase 1A consisting of nine lots off Cleburne and Fellowship Roads.**

Discussion Items

Item III.1. - **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 property at 400 Bear Creek Pike being Tax Map 90 Parcel 12.01.**
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. McCarthy gave the details of the staff report. Mr. Greg Gamble, and Mr. Jim Harrison, were present to answer questions. Mr. Goatz discussed keeping the meeting professional. Mr. Jerry Strahan, 234 Patterson Drive, spoke of traffic and the project's changing features. Ms. Tina Seago, 236 Bear Creek Pike, spoke of the MOU with Maury County Parks and Recreation concerning maintenance of proposed trails. Mr. Will Rainey, 3563 Booker Ridge Rd., Mt. Pleasant, spoke of the proposal's monetary objective, stormwater runoff, the new water treatment expansion costs, environment al impact reports, and costs to the county citizens. Mr. Brendan Babcock, 1814 Rock Springs Rd., spoke of infrastructure, long-term impacts, and future costs. Mr. Dave Webb, Jonell's, Way, spoke about two concerns being setback variances and construction in proximity to the Duck River. Mr. Ted Headlee, 1029 Chickasaw Trail, spoke about conservation easements and population migration to the City. Mr. Emre Seago, 236 Bear Creek Pike, spoke of environmental impact and passive marine enjoyment. Mr. C.L. Sullivan, 1652 Wellington, spoke of the infrastructure costs, affordability, and Commissioners with expired terms voting. Ms. Hannah Kelley, Bigbyville Road, spoke of Mr. Klein's environmental report. Mr. Steve Foster, 450 Bear Creek Pike, spoke on some of the same concerns previous speakers identified including possible loss of the existing charm, and the Connect Columbia future's plan. Mr. Robert Graham, 222 Elliott Ct., spoke about Duck River's diversity and Columbia's drinking water source, and the need of an impact fee. Mr. Gabe Howard, 1270 Cranford Hollow Rd., Maury County District 8 Commissioner, also spoke about impact fees, lack of funding, and Maury County budget needs with education. Mr. Mark Seago, 236 Bear Creek Pike, shared concerns of incompatibility with the comprehensive plan, density, a desire to change his and this property to Rural Transitions land use designation, Bear Creek widening, and City services. Ms. Manhattan Touin, 700 Baker Road, spoke about the beauty of Columbia and the future of the area transitioning to an urban setting. Ms. Sharon Babcock, 1814 Rock Springs Rd., wanted to include the concern of sediment runoff and the impact water turbidity has on fish, and food for citizens. Mr. Kevon Saber, Williams Ridge Rd., discussed water chemicals and contamination, smart growth, moral liability, and eroding lands impacting the neighbors. Ms. Joyce Neun, 934 Cothran

Rd., spoke about the Duck River overriding the Iron Bridge Road bridge in past times, development too close to it, and traffic along Bear Creek Pike.

Mr. Greg Gamble, Gamble Collaborative Design, Colter Representative, made a detailed presentation concerning the request. Mr. Jim Harrison, project engineer, discussed the grading and buffers, stormwater, amenities, natural resources, tree preservation, clustering, meeting the MS4 criteria, best management practices, the crossing point, construction protective measures and practices, phasing, documentation, HOA, and overseeing by the City of Columbia. Mr. Ty Hasty, consultant, spoke about a referenced environmental report that is preliminary. Mr. Hasty stated that the construction documents will achieve the 85% filtration that is targeted by the study. He also discussed issue of distraction, the voluntary impact fee to county schools, small density, donation of land, the distance of homes in relation to the river, and the development benefiting the entire community.

Chairman Goatz restated the talking points for the Commission to consider. Mr. McCarthy, City Planner, referenced the details of the staff report. Mr. Tisher suggested the Commission start with the item of rezoning and the ordinance's criteria the Commission must contemplate. He also stated that on page 19 the criteria is outlined in A-F. City Councilman Coleman stated determining if the area has changed is the most difficult and it is the property owner that must request annexation. Mr. Tisher stated that the City doesn't have the authority. Mr. Goatz discussed growth boundaries.

Mr. Goatz made the motion to deny based on 8.5.19.E. Mr. Shannon seconded the motion. Mayor Molder asked for clarification,the actual request that is being denied. Mr. Goatz stated the first agenda item. Mayor Molder stated which is the annexation. Mr. Goatz stated correct. Mr. McCarthy explained the relationship. Motion to deny passed 4-2 with Dr. Martin and Mr. Sloan voting nay. Mr. Goatz stated that this is the recommending Board. The applicant will have the right to take this on to the City Council for consideration. The motion from this Board is to deny. Councilman Coleman discussed this property coming back, and the property owners working together with the applicant to co create something that could be agreed upon. That is what you have to do is work together.

Item III.2. - **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

Mr. Goatz read the agenda item. Mr. McCarthy gave the details of the request. Mr. Goatz asked the applicant if he wanted to proceed with the request with the knowledge of what had just happened with the prior request. Mr. Gamble stated yes. Mr. McCarthy stated that access to this property requires a bridge being constructed across Bear Creek. Mr. Goatz moved to deny under section 8.5.19.E, and Mr. Shannon seconded. The motion to deny passed six to zero.

Mr. Goatz gave the visitors an opportunity to orderly leave the room .

Item III.3. - **Request from Josh Rowland for Annexation with Plan of Services, a Comprehensive Plan amendment from Rural Countryside to Suburban 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.**

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. McCarthy gave the details of the staff report. The subject property is just over 55 acres. Mr. Josh Rowland was present to answer questions. Mr. Rowland gave a presentation overview of the request. Discussion included sewer, and transition. Mr. Goatz moved to deny based on 8.5.20, and Dr. Martin seconded. The motion to deny passed five to zero, and Mr. Shannon abstained. Councilman Coleman discussed the point of consistencies and updating the plan. Mr. McCarthy clarified the amending plan. The motion to deny passed five to zero with Mr. Shannon abstaining.

Item III.4. - **Request from Richard Woodson to Rezone property at 1209 Galloway Street from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).**

Mr. McCarthy gave the details of the staff report. Mr. Richard Woodson was present to answer questions. Mr. Goatz discussed reading the DRC comments and the responses. Mr. Woodson explained his rezone request. Discussion included communications, surveyor, recording, and the new Ordinance. Mayor Molder moved to approve the subject to staff and technical comments, and the motion was seconded by Councilman Coleman. The motion to approve passed six to zero.

Item III.5. - **Request from Richard Woodson to Rezone property at 815 Woodside Street from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).**

Mr. McCarthy gave the details of the staff report. Discussion including the splitting of the lot, and the zoning Ordinance would allow the splitting of the property into three lots. Additional discussion included the current zone, parking, the concept plan won't work, the need to look at dividing into three lots, and his intent. Mr. Richard Woodson was present to answer questions. Mr. Goatz moved to approve subject to technical comments, with Dr. Martin seconding. The motion to approve passed six to zero.

Item III.6. - **Request from Ben Beasley to amend a previously approved Preliminary Plat of Hampshire Hills subdivision consisting of 43 lots at Tax Map 89P Group A Parcel 15. The prior approval included 42 lots and is vested under Ordinance 3638, the previous zoning ordinance.**

Mr. McCarthy gave the details of the staff report. The property is vested under the previous ordinance. Mr. Ben Beasley was present to answer questions. Discussion included water runoff, detention ponds, grading, all stormwater will be on the west, adding a lot, buildable lot, the addition of a new lot, and retention. Mr. Goatz moved to approve subject to any technical comments, and Councilman Coleman seconded. The motion to approve passed six to zero.

Item III.7. - **Request from TKC Architecture & Engineering LLC for Rezoning of property from PUD-R (Residential Planned Unit Development) to CD-3L (Neighborhood Large Lot Character District) of approximately 57.5 acres at Tax Map 75 Parcel 11.17 off Baker Road.**

Mr. McCarthy gave the details of the staff report. Mr. Cole Newton was present to answer questions. Mr. David Webb, Jonell's Way, expressed his concern about the property being related to the slope. They are very aggressive, and during the weather it creates havoc. Discussion included straight zone, wider lots, architectural requirements, concept plan, roads, houses, already annexed, PUD expired, tighter lot sizes, revised PUD, conforming to new PUD standards, straight zone, conforming to comp plan, accommodating what is adopted, street improvement, updating the traffic study, improvements, turn lanes, traffic signal, grade, construction plans, the maximum allowable, parking, and water availability letter. Mr. Goatz moved to approve subject to technical comments, and seconded by Mayor Molder. The motion to approve passed six to zero.

Other Business

Item IV.1. - **Updates from Planning Staff**

Mr. McCarthy stated that the Annual Report for 2023 is not ready at this time. May 1st will be a Joint Study Session with City Council to review changes to the Zoning Ordinance. Special voting session will be June 5th. He also discussed updating the tablets.

Adjournment

Mayor Molder moved to adjourn, and Councilman Coleman seconded. The motion to adjourn passed six to zero with all members present voting aye. The meeting adjourned at 6:36 p.m.

Planning Commission Chairman,
Charlie Goatz

5/8/2024
Date