

May 8, 2024 - 4:00 PM

Organization

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

Chairman Charlie Goatz called the May 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**

Chairperson 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 Sloan; Planning Commission Member Nancy Williams.

Absent Was: Planning Commission Member James Shannon.

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; 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.

Special Guest: Mr. Ray Pace, Former Commissioner, and Mr. Dean Dickey, Former Mayor.

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

Chairman Goatz welcomed guests and applicants to the meeting. The Chair referenced the special opening of tonight's meeting, and he passed the gavel to Mayor Molder.

Item I.3. - **Acknowledgment of new and former Planning Commission members.**

Mayor Molder gave recognition to previous Planning Commission member Mr. Ray Pace, who served on this Commission with distinction for twelve years, and the new Board member, Ms. Nancy Williams, who was confirmed by the City Council to serve as Mr. Ray Pace's replacement. Mayor Molder gave a (first of its kind) joint proclamation to Mr. Pace from himself and former Mayor Dean Dickey.

Chairman Goatz discussed the rules of conduct and the meeting order.

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.

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Item I.5. - Approval of Minutes

Mr. Goatz moved to approve the minutes, and Mayor Molder seconded the motion. The minutes were approved six to zero.

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

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

Consent

There were no items presented for consent.

Discussion Items

Item III.1. - Request from WES Engineers & Surveyors for revision of architectural standards for McClure Farms, a previously approved Planned Unit Development Master Plan located at [Tax Map 51 Parcel 6](#). The prior approval is vested under Ordinance 3638, the previous zoning ordinance.

Mr. Robert Archibald gave the details of the staff report. Mr. Allen O'Leary, 2486 Nashville Highway, WES Engineering; Mr. Andy Davidson, 1562 Roy Sellar Road, and Brandon Rickman were present to answer questions. Mr. Allen O'Leary, and Mr. Rickman gave an overview. Discussion included brick, fiber cement board, products, columns, percentage, the original porch, variation, elevations, existing product, providing square footage, foundation stone or brick, calculations, the original pictures, price point, per elevation, more detail, key pattern, and variations. Mayor Molder stated for clarification that this is a PUD that was previously approved in 2021. Townhomes, and deviations were discussed. Mr. Keltner explained the process with the Ordinance. The PUD is locking in the prior elevations. Further discussion included their product includes less brick, on the current request, there could be no porches, the prior PUD was in compliance with prior zoning ordinance, three sides, residential standards, it is difficult to approve elevations that are not accurate, revised drawings are needed to show what is being approved, brick at the base is appropriate, adding character, revisions, suggestions, establishing a standard, guidelines, architectural standards, and providing illustrative materials. Mr. Goatz stated that you have heard some of the concerns tonight, which includes character, the porches, the columns, the brick, developing something that might drill down what you want to do. Mr. Goatz moved to defer, and Dr. Martin seconded the motion. The motion to defer passed six to zero.

Item III.2. - Request from Mike Harris for Rezoning from CD-4C (General Urban Corridor Character District) and CD-3 (Neighborhood Character District) to PUD-MU (Mixed Use Planned Unit Development) and Preliminary Master Plan approval at [806 and 812 Nashville Highway](#), respectively.

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Mr. McCarthy & Mr. Brass gave the details of the report. The Architectural Review Team did give a favorable recommendation to the Planning Commission. Mr. Goatz asked if it was on the elevations, including the fence. Mr. Brass stated to keep in mind that the fence was not part of the proposal, it was just the elevations and the building. Mr. Mike Harris and his team were present to answer questions. Mr. Harris gave a background on how C.P.W.S. got to this point. Additional discussion included the aluminum fence, improving the look of the facility, brick columns, regulatory requirements, treatment plant, level of security, standard fees, landscaping, capacity needed, expansion, availability, chain link fence in the back, other options, security, balance between economic and esthetics. Councilman Coleman asked if any other options were considered, specifically for the budding of backyards. The applicant was not sure. Councilman Coleman also inquired about reducing the buffer on the abutting homes. He asked if that was correct. The applicant stated yes. Councilman Coleman asked what the reason was for that. The applicant stated that it is a very tight site; they are trying to preserve as much property as they can, and utilize the site as efficiently as they can. They want to preserve some space for future expansion if necessary. Further discussion included buffer, vegetation, reduction, security, continuing conversation with City Council, insuring the integrity of the residential area as much as possible, appreciating the upgrades, the bobwire, the improvements, this will be a major project for the City of Columbia, water, concerns about the fence, renovations, entry areas, addition parts, wanting esthetics, safety top of the line, gate, setbacks, and variance is needed. Mr. Goatz asked if the applicant would work with staff. Mr. Keltner gave directions on the recommendation. Mr. Goatz moved to approve subject to the applicant coming up with some variations of fence options for City Council to consider, and Councilman Coleman seconded. Mr. Tisher asked that it not be subject to but requesting. Mr. Goatz stated that he made the motion requesting variations to be provided to City Council, and Councilman Coleman seconded the motion. Councilman Coleman stated that his question would be at City Council what other options are there cost wise, can you consider those, if you can avoid the bobwire it would be worth Council discussing. The motion to approve with request passed six to zero.

Item III.3. - Request from Joshua McBride to rezone approximately 17.5 acres from CD-2 (Rural Character District) to CV (Civic District) at [1201 Mapleash Avenue](#).

Chairperson Charlie Goats recused himself. Councilman Coleman led the discussion. Mr. Kevin McCarthy gave the details of the staff report. Mr. Joshua McBride was present to answer questions. Discussion included challenges with site plan review, CD-2 doesn't easily accommodate land use, and Civic would clear up the issues. Mayor Molder moved to approve subject to staff or technical comments, and Councilman Coleman seconded. The motion to approve passed five to zero with Mr. Goatz abstaining. Further discussion included access differences.

Item III.4. - Request from Permit Solutions, Inc. for Mixed-Use Planned Unit Development (PUD-MU) Master Plan approval for an approximately 1.34 acre portion of the Honey Farm development located at [2248 Nashville Highway](#).

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Mr. Brass gave the details of the staff report. PUD-MU requires a structure to be two stories, and this is a two-story request. It did receive favorable remarks from the Design Review Team. Drew Smith, property owner, was present to answer questions. Discussion included one way in, one way out, it appears to have more adequate stacking, and the design works well. Ms. Karen Landers, of 784 Baker Road, stated that she was in support of commercial growth, and she is in support of Drew and what he is trying to do. Mr. Tom Dubois, of 2201 Carpenter Bee Drive, stated that he was glad to hear the comments about esthetics and safety. He likes commercial development, and he thinks it is good. It has a narrow ingress egress, and his concern is maximizing the ingress, egress, fire truck access, emergency vehicles getting in and out, and safety in the area. Mr. Goatz thanked Ms. Landers, and stated that he appreciated hearing from someone with support. Mr. Harper gave the report. Discussion included the red light, background traffic, warranting a traffic signal, and McDonald's will not open without a light. Mr. Goatz moved to approve subject to all technical comments conditioned on the Certificate of Occupancy being held off till the traffic signal is installed and working, Dr. Martin seconded the motion. Mayor Molder gave thanks to the guest speakers' comments. The motion to approve subject to conditions passed six to zero.

Other Business

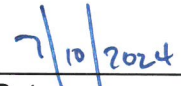
Item IV.1. - **Update from Joint Study Session**

Mayor Molder stated that he received a text from the City Manager, due to the weather he recommended that if the business is concluded, that the meeting be adjourned.

Adjournment

Mayor Molder moved to adjourn with Councilman Coleman seconding. The motion to adjourn passed six to zero. The meeting adjourned at 5:26 p.m.



Planning Commission Chairman,
Charlie Goatz

Date