

July 10, 2024 - 4:00 PM

Organization

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

Chairman Charlie Goatz called the July Planning Commission Meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in the 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 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. Paul Keltner, Director of Development Services; Mr. Tony Massey, City Manager; Mr. Kevin McCarthy, City Planner; Mrs. Sandra Richardson, Recording 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.**

Mr. Keltner gave the details of the Official Communications of the Columbia City Council on Annexation and Zoning.

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

Mr. Goatz moved to approve the May 8, 2024, minutes and Dr. Martin seconded. The motion to approve the minutes passed six to zero.

Mr. Goatz moved to approve the June 5, 2024, Special Called Meeting minutes with Councilman Coleman seconding. The motion to approve the minutes passed six to zero.

Mr. Goatz moved to approve the June 12, 2024, minutes and Dr. Martin seconded the motion. The motion to approve the minutes passed six to zero.

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

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

Consent

Mr. Goatz read consent items 24-0191, 24-0240, 24-0193, 24-0194, and 24-0199. Mr. Goatz moved to approve all consent items subject to staff comments, with Ms. Williams seconding. The motion to approve all five consent items passed six to zero.

Item II.1. - Request from Allen O'Leary for Final Plat approval with surety in the amount of \$290,000 for Williamsport Landing Phase 2 consisting of 33 lots off Rockwell and Williamsport Landings at Tax Map 88 Parcel 51.05.
THIS ITEM WAS FROM A PREVIOUS AGENDA

Item II.1. - Staff Analysis - June 2024

Item II.1. - Resubmittal - May 2024

Item II.1. - Initial Application - April 2024

Item II.2. - Request from T-Square Engineering for Final Plat approval with surety in the amount of \$260,000 for Summit at Carter's Station Phase 4 consisting of 35 lots at Tax Map 42 Parcel 35 off Cleburne Road.

Item II.2. - Staff Analysis - July 2024

Item II.2. - Resubmittal - June 2024

Item II.2. - Initial Application - May 2024

Item II.3. - Request from T-Square Engineering for Final Plat approval with surety in the amount of \$435,000 for Summit at Carter's West Phase 1B consisting of 29 lots at Tax Map 41 Parcel 15.50 off Cleburne Road.

Item II.3. - Staff Analysis - July 2024

Item II.3. - Resubmittal - June 2024

Item II.3. - Resubmittal - May 2024

Item II.3. - Initial Application - April 2024

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Item II.4. - Request from T-Square Engineering for Final Plat approval with surety in the amount of \$470,000 of Summit at Carter's West Phase 2 consisting of 36 lots at Tax Map 41 Parcel 15.50 off Cleburne Road.

Item II.4. - Staff Analysis - July 2024

Item II.4. - Resubmittal - June 2024

Item II.4. - Resubmittal - May 2024

Item II.4. - Initial Application - April 2024

Item II.5. - Request from T-Square Engineering for Final Plat approval with surety in the amount of \$220,000 for Independence at Carter's Station Phase 6.5 consisting of 40 lots off Tucker Trace at Tax Map 41 Parcel 46.07.

Item II.5. - Staff Analysis - July 2024

Item II.5. - Resubmittal - June 2024

Item II.5. - Resubmittal - May 2024

Item II.5. - Initial Submittal - April 2024

Discussion Items

Item III.1. - Request from T-Square Engineering for Final Plat approval with surety in the amount of \$210,000 for Quail Run Meadows Phase 4 consists of 34 lots and open spaces at Tax Map 73 Parcel 17.03 located off Quail Run Way.
THIS ITEM WAS FROM A PREVIOUS AGENDA

Mr. McCarthy gave the details of the staff report. Mr. Goatz moved to approve subject to all staff Technical comments. Councilman Coleman seconded the motion. The motion to approve passed six to zero.

Item III.1. - Staff Analysis - June 2024

Item III.1. - Resubmittal - May 2024

Item III.1. - Resubmittal - April 2024

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Item III.1. - Initial Application - March 2024

**Item III.2. - Request from T-Square Engineering for Final Planned Unit Development Master Plan and Preliminary Plat approval for Old Zion Subdivision consisting of 765 lots off Trotwood Avenue.
~~THIS ITEM WAS FROM A PREVIOUS AGENDA~~**

Mr. McCarthy gave the details of the staff report. Mr. Nathan McVey was present to answer questions. The question before the Commission today is whether the Final Planned Unit Development Master Plan is in substantial compliance with the Preliminary, and if the plat matches the PUD master plan. Discussion included lot shifting, retaining walls, fire access, sprinkle, phasing plan, traffic improvement, and buffer. Mr. Robert Graham, 222 Elliott Court, expressed concerns about infrastructure, the management of growth, and water. Mr. John White discussed Trotwood Avenue, and his concerns about traffic. Mr. Doug Chapman, 6415 Yeatman Lane, expressed opposition to the buffer zone proposed, and not affecting the buffer that is there. Further discussion included the 10 year phasing, the sprinkle lots, additional buffer, and the solutions. Mr. Toney gave the details of the traffic improvements and the rating. Additional discussion included substantial compliance, entitlement, the applicant is aware of the phasing, the dedication in 1B, and the park dedication. Mr. Goatz moved to approve subject to the nine lots that encroach the buffer 595,596, 597,598, 507, 508, 509, 506, and 501. He also conditioned the motion on the timing of the traffic improvements, and the buffers that staff recommended, with the timing of those being achieved as recommended by staff for the phasing, and the dedication of the park. Everything that staff recommended at the three hundredth permit. Dr. Martin seconded the motion. Discussion included the motion was subject to technical comments, protecting the buffer, park land dedication on Trotwood Avenue, the nine lots, staff concerns with the elevation being tight to the lot size, understanding the request, and the park land dedication in phase 1A. The motion to approve with conditions passed six to zero.

Item III.2. - Staff Analysis - June 2024

Item III.2. - Public Comment Recieved

Item III.2. - Resubmittal - May 2024

Item III.2. - Resubmittal - April 2024

Item III.2. - Initial Application - March 2024

Item III.3. - Request from Crunk Engineering for revision of a Final PUD Master Plan and Preliminary Plat approval for Landings at Greens Mill Road located at Tax Map 51 Parcel 55 consisting of 550 residential lots. The prior approval

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implements a Planned Unit Development approved under Ordinance 3638, the previous zoning ordinance.

THIS ITEM WAS FROM A PREVIOUS AGENDA

Mr. Brass gave the details of the staff report. Staff support with the notification that we get more specific about what the open spaces might be. Mr. Patrick Carroll was present to answer questions. Discussion included the open spaces, and clarity. Mr. Carroll discussed the open space, and updated plans. Further discussion included conforming, specifics, getting clarity on the usable space, details on the mulch trail, HOA, and getting more details on the final plat. Mayor Molder moved to approve subject to when this comes back on the final plat approval, being able to see more details. The Mayor moved to approve subject to staff and technical comments. Mr. Brass asked if he could read off the other three staff conditions in addition to the open space. That roadway connection be made with Double Branch Road after 174 lots. The Cul-de-sac at the end of Ballast Drive shall be constructed to permanent standards. Bluestem Road near Double Branch may require a slight change in alignment to avoid a possible sinkhole. Mayor Molder stated so moved, and Councilman Coleman seconded the motion. The motion to approve with conditions passed six to zero.

Item III.3. - Staff Analysis - June 2024

Item III.3. - Resubmittal - May 2024

Item III.3. - Resubmittal - April 2024

Item III.3. - Initial Application - March 2024

Item III.4. - Request from WES Engineers & Surveyors for Preliminary Plat and Site Development Plan approval for four townhome units at [111 East 16th Street](#).

Mr. Brass gave the details of the staff report. Mr. Goatz moved to approve subject to staff technical comments, seconded by Dr. Martin. The motion to approve passed six to zero.

Item III.4. - Staff Analysis - July 2024

Item III.4. - Resubmittal - June 2024

Item III.4. - Initial Application - May 2024

Item III.5. - Request from Greg Gamble for Preliminary Plat and Site Development Plan approval of a mixed use development comprised of 444 residential units and 30,120 sq. ft. of commercial space located off [N. James M. Campbell Blvd and Professional Center Drive](#).

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Mr. Brass gave the details of the staff report. Mr. Greg Gamble was present to answer questions. Mr. Gamble gave the details of his project. Discussion included complimentary components, the configurations changed, the variances, window seal height, conforming to the zone, street connection, confirming intersections, and daycare community use. Mr. Toney gave the details of the traffic report. Additional discussion included daycare community use. Mayor Molder moved to approve subject to staff comments and conditions, and Councilman Coleman seconded the motion. The motion to approve subject to conditions passed six to zero.

Item III.5. - **Staff Analysis - July 2024**

Item III.5. - **Resubmittal - June 2024**

Item III.5. - **Resubmittal - May 2024**

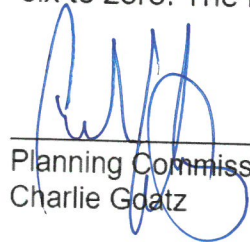
Item III.5. - **Initial Application - April 2024**

Other Business

Mr. McCarthy discussed the delay in moving forward with the Zoning Text Amendments. The joint study session will be in September. Mr. Goatz discussed the different tabs on the agenda item screen. Mr. Sloan discussed the efficiency of getting to the items.

Adjournment

Mr. Goatz moved to adjourn with Dr. Martin seconding. The motion to adjourn passed six to zero. The meeting adjourned at 5:18 p.m.



Planning Commission Chairman,
Charlie Goatz

8/14/2024

Date