



**City of Columbia City Council
Study Session Agenda
October 3, 2024 - 5:30 PM**

**City Hall Council Chambers
700 North Garden Street
Columbia, TN 38401
Phone: 931-560-1510**

**Chaz Molder, Mayor
Randy McBroom, Vice Mayor
Council Member DaVena Hardison, Ward 1
Council Member Debbie Wiles, Ed. D., Ward 2
Council Member Anthony Greene, Ward 3
Council Member Kenny Marshall, Ward 4
Council Member Danny Coleman, Ward 5**

**Tony Massey, City Manager
C. Tim Tisher, City Attorney
Thad H. Jablonski, City Recorder
Liz Bermudez, Recording Secretary**

The City Council of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address Council regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before Council votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodations due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting.

PUBLIC HEARINGS

- 1. PUBLIC HEARING ON ORDINANCE NO. 4526 (AS AMENDED) – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503, PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, DRUG FUND, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS - FINANCE.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: This public hearing is related to item 10.8 on the agenda. The proposed ordinance is the first amendment of the FY 2025 Appropriation Ordinance and revises the General, State Street Aid, Drug Fund, Capital Projects and Wastewater Funds.

Supporting documentation for the amendment is included within the agenda packet and the required Notice of Public Hearing was published in The Daily Herald on September 22, 2024.

ATTACHMENTS: Staff Report Ordinance No. 4526 PH

- 2. PUBLIC HEARING ON ORDINANCE NO. 4527 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 4: Building, Lot and Building Site Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. The specific changes recommended by the Planning Commission pertain to Special Districts and Planned Unit Development Districts. Approval was

recommended by a vote of four to zero. The required public notice was advertised in *The Daily Herald* on Monday, September 23, 2024.

ATTACHMENTS: Staff Report Ordinance No. 4527 PH, Ordinance No. 4527, Ordinance No. 4527 Exhibit A, Marked Changes – PUDs, Marked Changes – Special Districts, Staff Report DS – Special Districts, Staff Report DS – PUDs.

3. **PUBLIC HEARING ON ORDINANCE NO. 4528 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SIGN STANDARDS IN ARTICLE 7 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 7, SIGN STANDARDS - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 7: Sign Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. Approval was recommended by a vote of four to zero. The required public notice was advertised in *The Daily Herald* on Monday, September 23, 2024.

ATTACHMENTS: Staff Report Ordinance No. 4528 PH, Ordinance No. 4528, Ordinance No. 4528 Exhibit A, Marked Changes, Staff Report DS.

4. **PUBLIC HEARING ON ORDINANCE NO. 4529 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE VILLAGES AT CARTERS CREEK PUD MASTER PLAN AT TAX MAP 51 PARCEL 22.03 OFF NASHVILLE HIGHWAY AND NAPA VALLEY WAY - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to modify a 2.21 acre portion of parcel 22.03 of the Villages of Carters Creek PUD. The preliminary master plan proposes a drive-through convenience store with fuel pump sales. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to one. Much discussion was about the site and possible modifications. The required notice of Public Hearing was advertised September 23, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report Ordinance No. 4529 PH, Ordinance No. 4529, Ordinance No. 4529 Exhibit A, Ordinance No. 4529 Exhibit B, Staff Report DS.

5. PUBLIC HEARING ON ORDINANCE NO. 4530 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT CARMACK BLVD., CEMETERY AVE., AND PENCIL ALLEY, BEING TAX MAP 99I GROUP D PARCELS, 3, 7, 7.01, 7.02 AND 7.04 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to rezone five properties reflecting a concept of a mixed development of three, three-story buildings and a parking garage. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to zero. The required notice of Public Hearing was advertised September 23, 2024 in *The Daily Herald*.

ATTACHMENTS: Staff Report Ordinance No. 4530 PH, Ordinance No. 4530, Ordinance No. 4530 Exhibit A, Ordinance No. 4530 Exhibit B, Staff Report DS , Concept Plan.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY STEVEN MORGAN OF DESTINY CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE SEPTEMBER 12, 2024 CITY COUNCIL MEETING - ADMINISTRATION.

RECOMMENDATION: Approve.

ATTACHMENTS: September 12, 2024 Minutes.

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF JULY 2024 IN THE AMOUNT OF \$5,466,683.26 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: July 2024 Disbursements.

7.2. APPROVE DISBURSEMENTS FOR THE MONTH OF AUGUST 2024 IN THE AMOUNT OF \$6,392,625.33 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: August 2024 Disbursements.

7.3. APPROVE THE CERTIFICATION OF CITY OF COLUMBIA REAL AND PERSONAL PROPERTY TAX ASSESSMENTS FOR THE YEAR 2024 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City Recorder is certifying and submitting the City real and personal property tax assessments for the year 2024, as assessed by Mr. Bobby Daniels, Maury County Tax Assessor.

The real estate property taxes are assessed at \$1,569,970,800 with tax revenue of \$12,953,959. Agricultural land taxes are assessed at

\$5,994,725 with tax revenue of \$49,462. The personal property taxes are assessed at \$111,971,398 with tax revenue of \$923,876. The total tax revenue billed is \$13,927,297 and there are 22,932 tax notices. The City tax rate is \$0.8251 for each \$100 of assessed value.

ATTACHMENTS: Staff Report Tax Certification, Certification letter from City Recorder dated September 11, 2024, Tax Roll Comparaison Report 2024.

7.4. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE STATE OF TENNESSEE, DEPARTMENT OF COMMERCE AND INSURANCE AMENDMENT ONE OF CONTRACT NO. 72672, AS PERTAINING TO THE NO MONETARY JURISDICTION AGREEMENT, UPDATE THE CONTACT INFORMATION FOR THE CONTRACTOR, AND EXTEND THE CONTRACT TERM SO THAT IT IS CONSISTENT WITH THE TERM OF THE ASSOCIATED INTERAGENCY AGREEMENT BETWEEN THE DEPARTMENT OF COMMERCE AND INSURANCE AND THE DEPARTMENT OF EDUCATION - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: September 9, 2021, City Council approved a jurisdiction agreement with the State of Tennessee, Department of Commerce and Insurance effective September 1, 2021 and ending January 1, 2025 pertaining to a no monetary obligation between the parties, to conduct one fire and building safety inspection per school within its jurisdiction for each school year.

The State of Tennessee Department of Commerce and Insurance requests an amendment to update the Term of Contract by extending the period beginning December 1, 2021 and ending December 31, 2025 to be consistent with the term of the associated Interagency Agreement between the Department of Commerce and Insurance and the Department of Education.

Furthermore, Contract Section E.2. would be deleted in its entirety and replaced with E.2. Communications and Contacts. All instructions, notices, consents, demands, or other communications

required or contemplated by this Contract shall be in writing and shall be made by certified, first-class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective Party at the appropriate mailing address, facsimile number, or email address as stated below or any other address provided in writing by a Party.

The State: Chris Bainbridge, Director of Codes Enforcement
Department of Commerce and Insurance Davy Crockett Building 500
James Robertson Parkway Nashville, TN 37243
christopher.bainbridge@tn.gov Telephone # (615) 741-6246.

The Contractor: Chris Cummins, Fire Chief City of Columbia 1000 S.
Garden Street Columbia, TN 38401 ccummins@columbiatn.gov
Telephone # 931-560-1700.

ATTACHMENTS: Staff Report Amendment No. 1, Amendment No.
1 Contract No. 72672.

7.5. APPROVE BID AWARD AND AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH ROOF SYSTEMS, INC., FOR THE CITY OF COLUMBIA ALLEY REROOF PROJECT IN THE AMOUNT OF \$45,987 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: In response to requests for bids regarding the Reroof Retrofit Project in the Alley located between Square Market Café and the Mann Building in the City of Columbia, three responsive bids were received on September 10, 2024. The bids were from Porter Roofing Contractors, Inc. in the amount of \$47,817, JDH Company in the amount of \$55,600 and Roofing Systems, Inc. in the amount of \$45,987. Nuber Architecture (Project No. 2024018), the architectural firm on this project, recommends bid award to Roof Systems, Inc. in the amount of \$45,987.

CERTIFICATION: The Chief Financial Officer certifies that \$45,987 is budgeted and unencumbered in Capital Projects – General Govt – Other Buildings.

ATTACHMENTS: Staff Report Reroof, 2024018 Final Spec Reroof Alley Executing, Alley Roof Tabulation Sheet.

7.6. APPROVE BID AWARD AND AUTHORIZE THE MAYOR TO EXECUTE CONTRACT WITH VENDOR FOR ROOF REPLACEMENT AT CITY HALL IN THE AMOUNT OF \$ PLACEHOLDER - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: In response to requests for bids regarding the City Hall Roof Replacement located at 700 N. Garden St. in the City of Columbia, an unknown # of responsive bids were received on October 3, 2024. The bids were from said vendors in the amount of \$ TBD. Hurst-Rosche, Inc. (HR # 350-1234), the architectural and engineering firm on this project, recommends bid award to Vendor in the amount of \$TBD.

ATTACHMENTS: Staff Report City Hall Roof, City Hall Roof Replacement - Bid Set Project Manual.

7.7. APPROVE CHANGE ORDER NO. 2 WITH KCS BUILDING GROUP AND LOSE DESIGN FOR THE PUBLIC WORKS IMPROVEMENTS PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY \$1,300 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: City Council approved a contract with KCS Building Group for improvements and additions to the Public Works facility on February 08, 2024, in the amount of \$884,055.

Change Order No. 2 consists of extending an existing water hydrant through masonry firewall and rerouting rigid conduit to avoid column footer location. This Change Order increases the contract by \$1,300 and adds 0 days to the completion of the project. This would bring the total contract sum to \$885,355.

CERTIFICATION: The Chief Financial Officer certifies that \$1,300 is budgeted and unencumbered in Capital Projects – Street Maintenance –Building.

ATTACHMENTS: Staff Report KCS Change Order No. 2, KCS change Order No 2.

7.8. APPROVE THE PURCHASE OF (2) 2026 INTERNATIONAL MV607 DUMP TRUCKS FROM CUMBERLAND INTERNATIONAL TRUCKS, INC. IN THE AMOUNT OF \$462,362.78 USING STATE OF TN CONTRACTS - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve the purchase from Cumberland International Trucks in the amount of \$462,362.78 for two (2) 2026 International MV607 Dump Trucks.

INFORMATION: The State of Tennessee has contracted with Cumberland International Trucks, Contract # 80067, to supply dump trucks to state and local governments at competitively bid prices. Public Works wishes to take advantage of this contract to purchase two (2) 2026 International MV607 dump trucks. These dump trucks will replace two (2) dump trucks currently on our CERP list and approved in the FY 24/25 budget.

CERTIFICATION: The Chief Financial Officer certifies that \$462,362.78 is budgeted and unencumbered in Capital Projects – Street Maintenance – Transportation Equipment.

ATTACHMENTS: Staff Report Cumberland International, Cumberland International quote, SWC 209 contract.

7.9. APPROVE THE PURCHASE OF TWO (2) 4X4 JEEP COMPASSES IN THE AMOUNT OF \$54,308 UTILIZING STATE OF TN CONTRACT SWC-209 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia Parks and Recreation Department wants to purchase two (2) 4x4 Jeep Compasses from Chrysler Jeep Dodge Ram Fiat of Columbia for the amount of fifty-

four thousand three hundred eight dollars (\$54,308) utilizing State of TN contract SWC-209. The jeeps are part of the 2024 CERP Replacements for the Parks and Recreation Department and will be used for transporting programming materials in the recreation division of the department.

CERTIFICATION: The Chief Financial Officer certifies that \$54,308 is budgeted and unencumbered in Capital Projects – Parks – Transportation Equipment.

ATTACHMENTS: Staff Report Jeep Compass (2), Chrysler Dodge Jeep RAM Fiat of Columbia quote and SWC 209.

7.10. APPROVE BID AWARD TO COLUMBIA DODGE JEEP RAM FOR EQUIPMENT UPFITTING FOR NINE PATROL VEHICLES IN THE AMOUNT OF \$124,839 - POLICE DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The equipment and their installation for the patrol units is very specific and complicated. The installation includes lights, radios, camera system, prisoner cages and more.

The City of Columbia did a public invitation to bid and Columbia Dodge won the bid.

CERTIFICATION: The Chief Financial Officer certifies that \$124,839 is budgeted and unencumbered in Capital Projects – Police – Transportation Equipment.

ATTACHMENTS: Staff Report Upfitting, Bid Results - Vehicle Equipment Upfitting.

8 ADMINISTRATION.

8.1. CERTIFICATE OF COMPLIANCE FOR MAHANIS INC., TO SELL ALCOHOLIC BEVERAGES LOCATED AT CROWN LIQUOR, 2904 CAYCE LANE, SUITE 100/200, COLUMBIA, TN 38401

RECOMMENDATION: Approve.

INFORMATION: Mahanis, Inc. has applied for a Certificate of Compliance, which, by Tennessee law, must be executed by the local governing body for this purpose. Mahanis Inc, wishes to relocate Crown Liquor from 1113 Nashville Highway to 2904 Cayce Lane, Suite 100/200 in Columbia, Tennessee. It is requested to consider authorizing a Certificate of Compliance to Mahanis, Inc. to sell alcoholic beverages at the new location of 2904 Cayce Lane, Suite 100/200, for forwarding to the Alcoholic Beverage Commission. The Columbia Police Department and the Maury County Sheriff's Department have conducted background investigations. The City Council did approve a Certificate of Compliance for this in June 2024, but the address for the store was incorrect, resulting in a new Certificate of Compliance needing to be issued with the correct address.

ATTACHMENTS: Staff Report Certificate of Compliance.

9 RESOLUTIONS.

9.1.RESOLUTION NO. 24-62 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING BEAR CREEK OVERLOOK, PHASE 2 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-62.

INFORMATION: Bear Creek Overlook, Phase 2 consists of 1,355 linear feet of 8" sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-62, Resolution No. 24-62, Resolution No. 24-62 Dedication Letter.

9.2.RESOLUTION NO. 24-69 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-69.

INFORMATION: The City Recorder is presenting tax corrections through 9/20/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 24-69 , Resolution No. 24-69, Resolution No. 24-69 Exhibit A.

9.3. RESOLUTION NO. 24-70 - A RESOLUTION TO ADOPT THE POLICIES AND PROCEDURES FOR THE HOME GRANT AWARDED BY THE TENNESSEE - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-70.

INFORMATION: The City of Columbia has been awarded \$810,000 in FY 2024 HOME funds by the Board of Directors of the Tennessee Housing and Development Agency (THDA). The grant funds will be used for rehabilitation of existing, eligible housing units in the City of Columbia. In order to be eligible, the structure must exhibit at least one code violation as revealed by a code inspection. HOME funds may be used to benefit only low-income or very low-income households. Priority will be given to repair or replacement of roofs, HVAC systems, electrical systems, plumbing systems, foundation problems, water supply issues, exterior painting to maintain the structure, and limited interior painting. HOME regulations require that after the work is complete, the entire structure must meet the building code in force for that location; structures that cannot be brought up to code within the maximum grant funds would be ineligible. The grant supports 100% of the project costs with no local matching funds being required.

At this time, City Council is asked to review and approve "Policies and Procedures" that provide the framework for how the program will be implemented in the City of Columbia. Additional marketing and advertising will be carried out throughout the community and applications will be accepted. After the application period has ended, all applications will be reviewed and ranked. Approximately 15-20 home rehabilitation projects will be completed in priority order, as funding allows.

ATTACHMENTS: Staff Report Resolution No. 24-70, Resolution No. 24-70, Resolution No. 24-70 Exhibit A.

10 ORDINANCES.

10.1.2ND CONSIDERATION ON ORDINANCE NO. 4515 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ADMINISTRATION, PROCEDURE, & ENFORCEMENT IN ARTICLE 8 BY REPEALING AND REPLACING SUCH ARTICLE 8 WITH A NEW ARTICLE 8 ADMINISTRATION, PROCEDURE, & ENFORCEMENT - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4515 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 8: Administration, Procedure, & Enforcement, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4515, Ordinance No. 4515, Ordinance No. 4515 Exhibit A, Ordinance No. 4515 Marked Changes, Ordinance No. 4515 DS Staff Report.

10.2.2ND CONSIDERATION ON ORDINANCE NO. 4516 AS AMENDED - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 4 WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4516 as amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 8: Administration, Procedure, & Enforcement, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4516, Ordinance No. 4516 As Amended, Ordinance No. 4516 Exhibit A, Ordinance No. 4516 Exhibit B, Ordinance No. 4516 Marked Changes "A", Ordinance No. 4516 Marked Changes "B", Ordinance No. 4516 DS Staff Report.

10.3.2ND CONSIDERATION ON ORDINANCE NO. 4517 AS AMENDED - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEVELOPMENT PARCEL STANDARDS IN ARTICLE 5 BY REPEALING AND REPLACING SUCH ARTICLE 5 WITH A NEW ARTICLE 5 DEVELOPMENT PARCEL STANDARDS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance 4517 as amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 5: Development Parcel Standards as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4517 as amended, Ordinance No. 4517 As Amended, Ordinance No. 4517 Exhibit A, Ordinance No. 4517 Marked Changes "A", Ordinance No. 4517 DS Staff Report.

10.4.2ND CONSIDERATION ON ORDINANCE NO. 4519 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA,

TENNESSEE REGARDING SUPPLEMENTAL STANDARDS IN ARTICLE 6 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 6 WITH A NEW ARTICLE 6, SUPPLEMENTAL STANDARDS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4519 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 6: Supplemental Standards, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4519, Ordinance No. 4519, Ordinance No. 4519 Exhibit A, Ordinance No. 4519 Marked Changes "A", Ordinance No. 4519 DS Staff Report.

10.5.2ND CONSIDERATION ON ORDINANCE NO. 4521 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ZONING MAP IN ARTICLE 2 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 2 WITH A NEW ARTICLE 2, ZONING MAP - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4521 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 2: Zoning Map, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4521, Ordinance No. 4521, Ordinance No. 4521 Exhibit A, Ordinance No. 4521 Marked Changes "A".

10.6.2ND CONSIDERATION ON ORDINANCE NO. 4522 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 9 WITH A NEW ARTICLE 9, DEFINITIONS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4522 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 9: Definitions, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4522, Ordinance No. 4522, Ordinance No. 4522 Exhibit A, Ordinance No. 4522 Marked Changes.

**10.7.2ND CONSIDERATION ON ORDINANCE NO. 4524 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2
- DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Approve Ordinance No. 4524 on second consideration.

INFORMATION: The applicant is requesting to rezone the properties for future development reflecting townhomes on the southern properties with currently no proposed changes on the north property at E. 13th Street per the concept plan provided. This request was reviewed and recommended by the Planning

Commission at the August 14, 2024 meeting by a vote of seven to zero.

ATTACHMENTS: Staff Report Ordinance No. 4524, Ordinance No. 4524, Ordinance No. 4524 Exhibit A, Ordinance No. 4524 Exhibit B, DS Staff Report, Concept Plan.

10.8.2ND CONSIDERATION OF ORDINANCE NO. 4526 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, DRUG, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4526 on second consideration.

INFORMATION: The proposed ordinance is the first amendment to the FY 2025 Appropriation Ordinance, impacting the Street Aid, Drug, Sanitation, Capital Projects, Grants and Wastewater Funds and several departments within the General Fund.

ATTACHMENTS: Staff Report Ordinance No. 4526

10.9.1ST CONSIDERATION OF ORDINANCE NO. 4527 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4527 on first consideration.

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 4: Building, Lot & Building Site Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. The specific

changes recommended by the Planning Commission pertain to Special Districts and Planned Unit Development Districts. Approval was recommended by a vote of four to zero.

ATTACHMENTS: Staff Report Ordinance No. 4527 , Ordinance No. 4527, Ordinance No. 4527 Exhibit A, Marked Changes – PUDs, Marked Changes – Special Districts, Staff Report DS – Special Districts, Staff Report DS – PUDs.

10.10.1ST CONSIDERATION OF ORDINANCE NO. 4528 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SIGN STANDARDS IN ARTICLE 7 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 7 SIGN SITE STANDARDS - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4528 on first consideration.

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 7: Sign Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. Approval was recommended by a vote of four to zero.

ATTACHMENTS: Staff Report Ordinance No. 4528 , Ordinance No. 4528, Ordinance No. 4528 Exhibit A, Marked Changes, Staff Report DS.

10.11.1ST CONSIDERATION ON ORDINANCE NO. 4529 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE VILLAGES AT CARTERS CREEK PUD MASTER PLAN AT TAX MAP 51 PARCEL 22.03 OFF NASHVILLE HIGHWAY AND NAPA VALLEY WAY - WARD 5. - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4529 on first consideration.

INFORMATION: The applicant is requesting to modify a 2.21 acre portion of parcel 22.03 of the Villages at Carters Creek PUD. The preliminary master plan proposes a drive-through convenience store with fuel pump sales. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to one. Much discussion was about the site and possible modifications.

ATTACHMENTS: Staff Report Ordinance No. 4529, Ordinance No. 4529, Ordinance No. 4529 Exhibit A, Ordinance No. 4529 Exhibit B, Staff Report DS.

10.12.1ST CONSIDERATION ON ORDINANCE NO. 4530 - 1ST CONSIDERATION ON ORDINANCE NO. 4530 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT CARMACK BLVD., CEMETERY AVE., AND PENCIL ALLEY, BEING TAX MAP 99I GROUP D PARCELS 3, 7, 7.01, 7.02 AND 7.04 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4530 on first consideration.

INFORMATION: The applicant is requesting to rezone five properties reflecting a concept of a mixed development of three, three-story buildings and a parking garage. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4530, Ordinance No. 4530, Ordinance No. 4529 Exhibit A, Ordinance No. 4529 Exhibit B, Staff Report DS, Concept Plan.

10.13.1ST CONSIDERATION OF ORDINANCE NO. 4531 - AN ORDINANCE TO ABANDON AN EASEMENT ON PROPERTY LOCATED ON N. JAMES CAMPBELL BLVD AND BEING TAX MAP 089 PARCELS 41.00 AND 41.13 AND REPLACING SUCH EASEMENT WITH A NEW DEFINED EASEMENT AND AUTHORIZING THE CONVEYANCE OF SUCH ABANDONED EASEMENT TO THE PROPERTY OWNERS - CITY ATTORNEY'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4531 on first consideration.

INFORMATION: Property owners have requested the City abandon a blanket easement on N. James Campbell Boulevard. A new defined utility easement is attached. The old TVA blanket easement was granted to the City years ago.

ATTACHMENTS: Staff Report Ordinance No. 4531, Ordinance No. 4531, Ordinance No. 4531 Exhibit A, Ordinance No. 4531 Exhibit B.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.