

October 15, 2024 - 4:00 PM

Organization

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

Chairman Charlie Goatz called the October 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**

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 Nancy Williams.

Absent Were: Planning Commission Member James Shannon, and Planning Commission Member James Sloan.

Other Attendees: Mr. Robert Archibald, Planner II; Mr. Glenn Harper, City Engineer; Mr. Paul Keltner, Director of Development Services; Tony Massey, City Manager; Mr. Kevin McCarthy, City Planner; Mrs. Sandra Richardson, Recording Secretary; Mr. Douglas Toney, Assistant City Engineer.

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

Chairman Charlie Goatz welcomed guests and applicants to the meeting. He also thanked the Commission and staff for rescheduling 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. Paul Keltner, Director of Development Services, gave the details of the Official Communications of the Columbia City Council on Annexation and Zoning. There were seven ordinances reviewed on final consideration. All of them were approved by City Council. There were two new ordinances in Article 7 (Special Districts) that were considered on first reading that passed. In addition to rezonings on the agenda.

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

Chairman Goatz moved to approve the September 2024 minutes, and Councilman Coleman seconded it. The motion to approve the minutes passed with all members present voting aye.

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

Mr. Glenn Harper, City Engineer, stated that all Letters of Credit were in order.

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Consent

Chairman Goatz read both consent items. Mayor Molder moved to approve both consent items II.1, and II.2, and Councilman Coleman seconded. The motion to approve passed five to zero.

Item II.1. - Request from WES Engineers & Surveyors for Final Plat approval with surety in the amount of \$550,000 for Honey Farm PUD Phase 1B consisting of 100 townhome lots, easements and open space at [Tax Map 51 Parcel 58.02 off Honey Farm Way and Wildflower Road](#).

Item II.2. - Request from TKC Architecture & Engineering LLC for Final Plat approval for a revision to open space in [Bear Creek Overlook Phase 1 off Bear Creek Pike](#).

Discussion Items

Item III.1. - Request from Louis Sloyan for Preliminary Plat and Site Development Plan for Oakwood Subdivision consisting 104 lots at [200 Oakwood Drive](#) being Tax Map 89 Parcel 21.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. McCarthy presented the thorough details of the staff report. Mr. Goatz asked for clarification on what phase will the improvements be made. Mr. McCarthy stated prior to the final plat. Discussion included conforming. Mr. Goatz moved to approve subject to any technical comments, along with a timely submittal, and the as approved plans being submitted to the Zoning Administrator. Dr. Martin seconded the motion. The motion to approve passed five to zero.

Item III.2. - Request from Allen O'Leary for revision to a previously approved Final Plat for Preserve at Drumwright PUD Phase 1 Open Space 7 off Greens Mill Road [at Tax Map 51J Group A Parcel 74](#).

Mr. Robert Archibald gave the specific details of the staff report. The applicant is requesting to remove the current easement and create a new easement in addition to an open space. Staff had no concerns. Discussions included the location of the new driveway, the abandoned easement, and the HOA. Mayor Molder moved to approve, with Councilman Coleman seconding. The motion to approve passed five to zero.

Item III.3. - Request from TKC Architecture & Engineering LLC for Final Plat approval with surety in the amount of \$195,000 for Horizon Park Subdivision consisting of 15 lots on 7.97 acres off [Mooreville Pike at Tax Map 114 Parcel 18](#). This development is subject to a vested right established under a previous zoning ordinance.

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Mr. McCarthy gave the specific details of the staff report. The request conforms to the Zoning Ordinance. Mr. Goatz moved to approve subject to Technical Comments, and Dr. Martin seconded the motion. The motion to approve passed five to zero.

Item III.4. - Request from Steven Saenz for Alternative Compliance approval for property at 115 S. James M. Campbell Blvd., being Tax Map 113E Group B Parcel 4 regarding architectural design standards listed in Table 4.3.1.E of the Zoning Ordinance.

Mr. McCarthy gave the comprehensive details of the staff report. The prescribed standard here is 50% transparent glazing on the shopfront facade, and stucco over masonry. Mr. Goatz stated for clarification you did say that they are at 49.2%. Mr. McCarthy stated correct. He also stated that he wanted to make clear that the Commission is asked to review the facade design. Discussion included the code requirement, stucco, material, Efis material, products, design, and the upper area of the building. Ray Flake, 7705 Spicer Farm Lane, Fairview, the Engineer for the site plan, was present to answer any questions. Dr. Martin asked why the applicant wanted to make the deviation. Mr. McCarthy gave a detailed response. Mayor Molder stated that technically they are seeking an eight-tenths variance. Mr. Goatz inquired about the glass being on the second level. Mr. McCarthy addressed the question. Additional discussion included the second level, transparency glass, deviations, stucco, a difference in the material, the allowance, the labeling of cementitious stucco was a little odd, and needed more detail. Dr. Martin asked what kind of metal is this. Mr. Keltner stated essentially a thin piece of flat metal. Further discussion included deviations, new standards, design standards, clarification on the glazing, glass, and stucco concerns. Mr. Goatz moved to defer, and Councilman Coleman seconded. Mayor Molder asked if the applicant makes the modification to the material could it be approved at the staff level, and they could move this forward. Mr. Keltner stated that they could ask for a withdrawal, and have it administratively approved. Mayor Molder stated that they could have someone here next month to explain why they want to do it that way or they can go ahead and make the adjustment and have it administratively approved to move forward. Mr. Goatz amended his motion to add that staff could administratively approve the request with the adjustments to it. Councilman Coleman seconded the amended motion. The motion to defer passed five to zero.

Item III.5. - Request from Ashley Hughes for Preliminary and Final Plat approval for a two lot subdivision at Walters Street and Eighth Avenue, being Tax Map 90I Group C Parcel 4.03.

Mr. McCarthy gave the specifics of the staff report. Administratively by adjusting the setback, it complies with the Ordinance. Mr. Goatz moved to approve subject to all technical comments, with the clarification that the driveway is removed from lot 3A. Dr. Martin seconded the motion. For clarification, Dr. Martin inquired about what was being changed per the staff report. Mr. McCarthy stated that the driveway would not be relocated. Previously there was an additional driveway being shown. Mr. Keltner stated

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that there was an additional driveway that was added, possibly per the misinterpretation by the applicant. Mr. Goatz stated that the driveway that they are going to have will be on Lot 3. It will conform to the width requirement. Councilman Coleman inquired about the gravel driveway. Mr. Keltner gave the explanation. The motion to approve with conditions passed five to zero.

Item III.6. - Request from WES Engineers & Surveyors for Preliminary and Final Plat approval for three lots at 408 and 410 Hatcher Lane, being Tax Map 100L Group M Parcels 26 and 27.

Mr. Goatz recused himself. Vice-Chair Councilman Coleman chaired this request. Mr. McCarthy gave the details of the staff report. The request is CD-3. He discussed the decision criteria, and stated that the Planning Commission is the decision-making authority. Nathan McBroom, and Gerald Vick, WES Engineering, were present to answer questions. The discussion included the dedication of the right-of-way, the alleyway, public right-of-way, there is a paved way, and property ownership. Councilman Coleman moved to approve subject to technical comments, and Ms. Williams gave the second. The motion to approve passed four to zero, and Mr. Goatz abstained.

Item III.7. - Request from Crunk Engineering, LLC for a revision to the StorPlace Preliminary PUD Master Plan off Leafcutter Bee Road and Honey Farm Way at Tax Map 51 Parcel 58.03.

Mr. McCarthy shared the details of the staff report. Along Honey Farm Way is the main facade. The restaurant that was interested in a space provides a concern that they will not be able to provide the parking. The Zoning Ordinance requires a lot of parking for restaurants, and this site will not be able to accommodate that. Mr. Ed Freeman, management partner for StorPlace self storage, and Christiansen O'Brien, Architect, were present to answer questions. The discussion including, PUD-MU, glazing conforming, meeting the standards of the request, modifications, massing with the parapet, materials, limitation of parking space for a restaurant, limiting use, shared parking agreement, flexibility, and a variance to the PUD. Mr. Keltner discussed what the applicant currently has. Councilman Coleman asked if a restaurant is defined as food service period. Mr. Keltner stated that their primary use is food service. Further discussion included options, and looking at takeaway places. Councilman Coleman inquired dealing with the second story aspect of things, if the Commission felt like what is being proposed here accomplishes the goal of why the Commission has that in the first place? Mr. McCarthy gave a detail response. Mr. Goatz asked, based on the parking that is being shown, what could it accommodate on the code requirement for parking. Mr. McCarthy stated that the Ordinance distinguishes between different types of retail and office space. Mayor Molder inquired about the users for this. Mr. McCarthy stated that it hasn't been disclosed to staff yet who the intended tenants are, if they know. Staff have told them that parking cannot support a restaurant, and they have acknowledged that. Mr. Freeman stated that the retail was designed as an adjunct to the storage center. They have no intention of a restaurant. Their thought would be more of a light

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retail, like a hair salon, or nail salon, something like that. He is not looking for a restaurant. That is not the way they wanted to go. Further discussion includes a shared parking agreement, it is detailed that the request is retail, and limiting it to what parking will allow. Mayor Molder stated that the motion could be to approve subject to the uses complying with the parking requirements unless they come back for a variance on that. Further discussion included parking, it can accommodate a lot of uses, and a more intense use will have to come back to the Commission. Mr. Christiansen O'Brien stated that in discussions with the staff they discussed Mr. Freeman's desire not to have a restaurant. Additional discussion includes aesthetic improvement, this could provide amenities, parking is the biggest concern, PUD-MU standards, and the two-story requirements. Mr. McCarthy confirmed that the biggest staff concern is parking. Mayor Molder moved to approve subject to technical comments, and subject to this, is not in any way, granting a variance of the parking requirement, the applicant would have to come back for approval for something else, and a variance at that time. Mr. Goatz seconded the motion. Mr. Keltner asked for clarification from the Mayor on his motion. He asked, are you comfortable with it being something other than retail if it was an office, as long as they are meeting parking requirements. Mayor Molder stated yes as long as they are meeting the parking requirements. He stated parking, retail as long as they adhere to the parking. Mr. Goatz reaffirmed his second on the motion. The motion to approve passed five to zero.

Item III.8. - Request from Adam Crunk for Preliminary Plat and Site Development Plan of Carters Station West, formerly known as Carters Station North, consisting of 399 lots off Cleburne Road, as well as a 6.93 acre commercial property. The parent parcel of the subject property is Tax Map 41 Parcel 15.

Mr. McCarthy gave the specifics of the staff report. They are coming today to revise the vested of the plan. The standards are stated in the staff report. The Commission is the decision-making authority.

Patrick Carroll, with Crunk Engineering, stated that this is one HOA, the lots to the east will have rights to the pool. There are six lots being relocated, with a net reduction of three. Discussion included the location of the amenity package, the open space, retaining wall, large nature walking path, and economic decisions. Mr. Patrick Carroll stated that the original applicant is the owner of the property. He is a co-applicant for this because he sold the development to the applicant now. He does have some involvement on this. Further discussion included the three lots having offsite grading, basement lots, grading options, setback requirements, buffer requirement, and the creation of a more desirable community. Mr. Harper discussed grading on the three lots. Further discussion included the retaining wall, current zone, meeting the standards, slope requirements, material change, change the proposed use, amenity location, the slope that was considered, the adjacent developer, and thoroughfare. Councilman Coleman moved to approve subject to technical comments, and Mayor Molder seconded. The motion to approve passed five to zero.

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Item III.9. - Request from Gerald Vick for Preliminary Plat and Site Development Plan approval of Woodward Estates consisting of 12 lots on 12.55 acres off Rutherford Lane at Tax Map 101 Parcel 36.06.

Mr. McCarthy gave the details of the staff report. There is a large property to the west that is in the public right-of-way. He referenced the zoning ordinance, and subdivision regulations. Gerald Vick, WES Engineering, was present to answer questions. The discussion included conforming to CD-2, rezoning, flood issues, zoning, stub out, showing connectivity, long term liability for maintenance, private drives, straight zone situation, the property to the north was considered in the previous request, and the north is not considered in this request. Mr. Keltner stated that this is straight zoning, and the question before the Commission is more about the cul-de-sac portion. But with regard to all other aspects, it does meet code standards. By right, they already have the right to do this. Mayor Molder stated that, in other words, the only thing that this Commission is called to approve is whether to allow the cul-de-sac. Mr. McCarthy discussed future connections with the stub. Further discussion included a previous similar situation; setting precedence; private street, and public street is being requested. Mr. Vick confirmed that they were requesting a public street. Additional discussion included public street, HOA, justifications, stub out, and public right-of-way reservation. Mr. Harper discussed the process of roads. Councilman Coleman discussed logical ways. Councilman Coleman moved to approve subject to technical comments and the road being private, and Ms. Williams second. The motion to approve passed five to zero.

Item III.10. - Request from Allen O'Leary for Preliminary and Final Plat approval for a commercial three lot subdivision at Tax Map 89 Parcel 41.14 off N. James M. Campbell Blvd.

THE APPLICANT IS REQUESTING A DEFERRAL

Mr. Goatz stated that the applicant is requesting to defer. He asked if the applicant gave any reason why they wanted to defer. Mr. McCarthy stated that they wanted to further evaluate technical comments from planning and engineering. Mr. Goatz moved to approve the deferral request, and Councilman Coleman seconded. The motion to defer passed five to zero.

Other Business

Mr. Keltner discussed staff being the designate secretary for Planning Commission, communications between he, Crunk Engineering, and Safe Harbor developer, as well as Maury County Highway Superintendent Ken McKee, who has newly taken office. During their discussion Columbia staff have been requesting Crunk Engineering and Safe Harbor, at the request of Maury County Highway Department, something that is showing approval of the round about section at the road improvement for this particular subdivision. When you approved the Master Plan the traffic improvements were apart, of that. Staff have requested that, but so far staff haven't received anything concrete. No

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stamped set of plans, or any documentation in writing, from the Maury County Highway superintendent's office saying that they were ok with it. At the last Development Review Team meeting in talking with the Highway Superintendent he is stating that he cannot find anything. He has taken over this position from Mr. Boshers, and he is trying to wrap up some loose ends. The executed contract that was all happening outside of Planning Commission, included items such as the contribution to schools, and the extra traffic improvements happening outside of the city traffic impact study. They are not able to locate that document at this time. Phase 1 A has not been recorded. Staff have talked with the City Attorney. They also have multiple phases going through the cycle that they are wanting to submit. We have let them know that we have got to have some resolution to this road improvement. Ultimately, the County controls that access. It is their road to improve and control. Since we have not recorded 1A from a staff level we are a little uncomfortable recording a plat with known issues that need to be resolved first. In talking with the City Attorney, he is comfortable with staff holding 1A, with the understanding that the Commission understand that there is a time limit on this. There is a 60-day time limit from when they submit it to you to be recorded. Councilman Coleman asked, so we are going to keep from recording 1A until Safe Harbor provides the necessary information to the Highway Department. Mr. Keltner stated essentially yes. Picture that they have done all this work and no party has anything in writing that the other party agreed to. It sounds like it was a handshake to build this kind of thing. That is not working for the current Superintendent's office or their legal counsel. Staff is a little worried about having this information and moving forward with it. Our legal counsel is amenable to trying to clean this up. We will see if we can clean it up with regard to the annexation portion of the road. The Highway Superintendent has been complimentary about the road construction, and how well it is done, and how it functions, but he does not want the maintenance of that. He wants to get this resolved prior to a lot of traffic being put into the system on this road. Councilman Coleman asked if the City was supposed to take over this road. Mr. Keltner said no. There was a request and staff went to move forward with the request, then staff received a letter from Mr. Boshers' office that gave him the authority to not allow them to annex the road. After that, there was another request asking us to take the road, and at that time there were some concerns about how staff didn't have city limits on both sides of the road. The only annexation that we are entertaining now is right in front of this development and that is where the round about is. We don't have continuous city limits on the road in order to take the rest of it. It would be oddity. you will have City limits, and county, and you will have city limits and then county within the road section there. Luckily, emergency services are working very well together. Maintenance wise, it becomes an oddity. Should that road continue to develop, the city would continue to take portions of it until completely taking the road once it is approved. Right now, it is not to standards to take the remaining portion of it as well. Dr. Martin asked Mr. Keltner if someone had approached him, or if he was advising the Commission. Mr. Keltner stated that this is staff advising Planning Commission. When Mr. McKee took office, this is one of the things during the first orientation with the City, we let him know our processes, and the way he could communicate with this body and Council. He brought it up then, and that is when Crunk

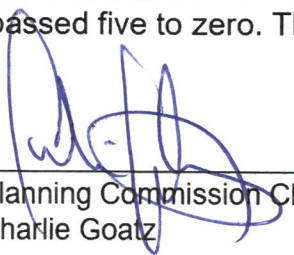
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Engineering and Safe Harbor Development was approached about it. Nobody could produce an approved document. Mr. McCarthy discussed holding other final plat and the process. The question that we are asking the Planning Commission is, do you have sufficient information to approve 1A. Mr. Keltner stated that this is new information that was brought up after the approval, but staff have not signed the plat. Staff is acting on your behalf. Mr. Keltner stated that we may have to run it back through. Mr. Harper stated that it would have to come back through, if it is not recorded by November 1, 2024. Mr. Goatz stated that we did not have all the information. Mr. Keltner stated that he had a draft copy, but not an executed copy. Mr. Goatz asked if there was any relation to the other item that was on the agenda. Mr. Keltner stated no.

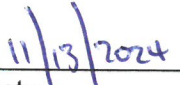
Mr. McCarthy discussed Oct. 23 being the Short Term Rental Forum at 5:00 p.m.
Nov. 6th Joint study session at 4 p.m.

Adjourn

Mr. Goatz moved to adjourn, and Councilman Coleman seconded. The motion to adjourn passed five to zero. The meeting adjourned at 6:05 p.m.



Planning Commission Chairman,
Charlie Goatz



Date