

December 11, 2024 - 4:00 PM

Organization

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

Chairman Charlie Goatz called the December 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 James Shannon; Planning Commission Member James Sloan; Planning Commission Member Nancy Williams.

Other Attendees: Mr. Robert Archibald, Planner II; Mr. Austin Brass, Principal Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Mrs. Melissa Sanders, Planner I.

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

Chairperson Charlie Goatz welcomed guests and applicants to the meeting. The Chairman discussed the meeting order and the process for speakers to be heard. Chairman Goatz gave thanks to Councilman Coleman for running the meeting last week in his absence.

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. He stated that Articles 4, and 7 are moving forward.

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

Mr. Goatz stated that we have two sets of minutes to approve the November meeting, and the December 4th meeting. Mr. Shannon moved to approve the November 2024 minutes, and Ms. Williams seconded. The motion to approve the November minutes passed seven to zero. Mr. Goatz stated that the next set of minutes were from the December 4th meeting. Councilman Coleman moved to approve and Dr. Martin seconded. The motion to approve the December 4th minutes passed seven to zero.

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

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

Consent

Chairman Charlie Goatz read the three consent items. Mr. Goatz moved to approve the three consent items, subject to technical comments, and Councilman Coleman seconded the motion. The motion to approve passed seven to zero.

Item II.1. - Request from Allen O'Leary for Final Plat approval for a revision of three (3) lots in Wellington Section 2 on [Rugby Court at Tax Map 101F Group K Parcels 68-70](#).

Item II.2. - Request from Abigail Overstreet for Final Plat approval with surety in the amount of \$370,000 for Hillcrest Village Phase 2 consisting of 24 lots on 6.308 acres being a portion of property at [Tax Map 113 Parcel 80.54 off Morrow Lane](#).

Item II.3. - Request from M2 Group, LLC for Final Plat approval with surety in the amount of \$455,000 for Hampshire Hills Subdivision located off Hampshire Pike, being a portion of [Tax Map 89P Group A Parcel 15](#), and consisting of 43 lots, four (4) open spaces with dedication of right-of-way and easements.

Discussion Items

Item III.1. - Request from Greg Gamble to Rezone property at [Tax Map 90 Parcel 7.12](#), being a five acre tract at River Road and Taylor Bend, from PUD (Planned Unit Development) to CD-5 (Urban Center Character District) with revocation of the Water's Edge at Taylor Bend PUD.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.

THE APPLICANT IS REQUESTING A DEFERRAL TO JANUARY MEETING.

Mr. Goatz read the agenda item. Mr. Keltner stated that the applicant requested a deferral. They are still looking at comments that they received from the community meeting. They would like a little more time before addressing things with Planning Commission. Mr. Goatz moved to defer, and Mayor Molder seconded the motion. He stated that it sounds like they are trying to work through some of the concerns from some of the adjoining property owners, and neighbors. This is a deferral in an effort to try to work through some of the concerns. The motion to defer passed seven to zero.

Item III.2. - 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](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.

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APPLICANT HAS REQUESTED ITEM TO BE REMOVED FROM AGENDA.

Mr. Goatz read the request. He stated that the applicant has requested that this item be removed from the agenda.

Item III.3. - Request from Crunk Engineering LLC for Annexation with a Plan of Services of a 98.34 ft. distance of right-of-way along Greens Mill Road and a 0.07 acre portion of Tax Map 51 Parcel 34.03 at 2622 Poplar Knoll Drive and Lot 1 of The Landings at Greens Mill.

Mr. Goatz read the request. Mr. Keltner gave the details of the staff report. This request is associated with the next two items as well. This is a request initiated by the Maury County Highway Department. The applicant of this request has carried forward on their behalf. This is a request from the County for the City to take over the maintenance and ownership of this particular section. They are not asking for a rezoning.

Mr. Goatz express concerns with the Maury County Highway Department, knowing that we don't have an agreed upon agreement between the County and the Highway Department. Mr. Keltner stated that Mr. Brass has been talking with the applicant trying to sort out the agreement that is being discussed. Mr. Brass discussed the Maury County Highway Department comments. Reading the comment out it seems like the Maury County Highway Department is ok with moving forward with the annexation. Therefore he doesn't see any issues that they would have with the final plat. Mr. Keltner stated that the Highway Department is the one that requested it. Mr. Goatz stated that he was thinking if there were issues with it, does the Commission want to go ahead and annex something if there are potential issues. Mr. Keltner discussed if the annexation moved forward. Mr. Brass discussed the Greens Mill round about. He thinks that the comment was a previous one. He also stated that the comment would not been made with this annexation. Mr. Keltner stated that 1B and 1C were applied for ahead of the annexation request. Councilman Coleman discussed the school board's comment. Dr. Martin inquired about the project summary comment. Mr. Keltner explained the process for the City limits. Discussion included CD-3L, 100 foot wide lots, property with road running through the two properties, city limits on one side of the road, non city property on the other side of the road, contiguous, state law, and going across a road and annex. Mayor Molder moved to approve, and Dr. Martin seconded. The motion to approve passed seven to zero.

Item III.4. - Request from Crunk Engineering, LLC for Final Plat approval with surety in the amount of \$440,000 for The Landings at Greens Mill PUD Subdivision Phase 1B located off Greens Mill Road and consisting of 40 lots, one open space, and including right-of-way dedication and easements on 10.50 acres at Tax Map 51 Parcel 55.

Mr. Goatz read the request. Mr. Brass gave the details of the staff report. Mr. Brass stated lots 1065, to 1070, and lots 1012 to 1014 had the 731 wide lots. Mr. Goatz stated there is no need for a development agreement with the Highway Department due to the

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annexation. Mr. Brass stated that the City was taking responsibility. Mayor Molder moved to approve, and Councilman Coleman seconded. Mr. Goatz asked the Mayor to add subject to technical comments. Mayor Molder stated subject to technical comments, and Councilman Coleman seconded. The motion to approve subject to technical comments passed seven to zero.

Item III.5. - Request from Crunk Engineering, LLC for Final Plat approval with surety in the amount of \$330,000 for The Landings at Greens Mill PUD Subdivision Phase 1C located off Greens Mill Road and consisting of 27 lots, right-of-way and easements on a 6.67 acre portion of Tax Map 51 Parcel 55.

Mr. Goatz read the request. Mr. Brass gave the details of the staff report. Mr. Goatz moved to approve subject to technical comments. Dr. Martin seconded. The motion to approve subject to technical comments passed seven to zero.

Item III.6. - Request from Jon Clark for Alternative Compliance Architectural Design Review approval at 2904 Cayce Lane, being Tax Map 112 Parcel 4.04.

Mr. Goatz abstained. Councilman Coleman chaired the request. Mr. Robert Archibald gave the details of the staff report. The review spoke to the frontage. He spoke to the architecture change. The building is already constructed. You have a structure that now meets the standards. Councilman Coleman. Bobby Patel, 2904 Casey Lane, Columbia, TN, spoke to legal actions, working days to get the building ready, materials, and license. Mr. Keltner stated that the solid row is brick. Mr. Keltner asked what was the reason for not following the directives. The co-applicant spoke to the material, and the time crunch. Councilman Coleman asked the communications with Mr. Archibald. The applicant discussed the time crunch.

The owners were present to answer questions. The discussion included the process, liquor license, design, approval, permits, there were processes that could have been done to look at this, and their time crunch. Mr. Keltner discussed the process difficulty, the approved design, and existing license. Mayor Molder discussed the time frame, and the license. Mr. Sloan stated that he was on the Architectural Team when this came through. In the past, he has seen a lot of issues with not getting what is expected, the team looks at renderings, and they ask the applicants to bring the board, what we expected it to be, and it is not what was approved. Step one is what to do about it. Is there a mid-way process or review just to double check that they are good to go with what was approved. The discussion included articulations, brick material, awning, and it doesn't have a cap of the building. Mayor Molder stated that the Commission has a combination factor here, seeing some type of capping material on top, and landscaping improvements. He would like to see some landscaping enhancements. Adhering to new landscaping improvements. Mr. Keltner discussed the code that it is under, 3638. Mayor Molder inquired about the landscaping. Robert stated that the picture shown is the rear of the structure. Additional discussion included there are four suites, the liquor store is in one suite, detention pond, signage, the original renderings, reduced space, permit review, the awning, adhering to the signage requirements per zoning ordinance, and the

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signage does meet the standards.

Dr. Martin stated that she is disappointed that the Commissioners were not communicated with. There was something that was approved and here we are. She appreciated the explanation, the items from six companies in the U.S. that do this, the liquor license, and everything else that the Commission is dealing with. Dr. Martin also stated that she don't like to be in the position, that we are trying to fix it. She have been trying to figure out what is the front of the building. Further discussion included the detention pond, the parking spaces, the Commission needs to make sure that this is as close to what the City requires. The detention pond being closest to Casey Lane, what are you going to do, to make that look good when you got NHC Transition, the service facility that is getting ready to open across the street. What are we going to do to make sure that this gets to our best possible product? It takes two seconds to send an email. Mr. Shannon asked which side of the building the signs would be placed on. Mr. Keltner stated the front side. Mr. Archibald stated that it is a double front.

Councilman Coleman asked how much does this request fall short of what staff thinks is the best way forward. Robert stated that the bottom of the elevation now lacks the definitive base, cast stone pilaster. Mr. Archibald stated that he agrees that a cap needs to be added, as was previously approved, in addition to landscaping. Mr. Archibald gave details of the process. Additional discussion included the recess, architecture, clarification purposes, what they showed, and what they built. It was not close. Mr. Keltner stated that they are requesting to modify the elevations with conditions, and you can approve it that way subject to the conditions. Staff will continue to hold the certificate of occupancy till those conditions are met. Councilman Coleman inquired about amending and approve. Mr. Keltner stated that if the Commission is comfortable to amend to modify the elevation then that is what you will be doing. The conditions you put on it is the part that you would like to modify. Mr. Sloan asked the Commission to keep in mind if we asked the applicant to provide a cap we may need to wait and see what they can do. If cap was in the motion, the Commission needs to see a drawing, and see what that can be so that we are all on the same page. Mayor Molder asked if this is one of the rare exceptions. Recognizing that they are probably going to be out of their liquor store in January, and if the Commission defers we could delay that. This building has been sitting idle for a couple of months now since it has been completed. It would be good to see this building be finished out. Could the Commission move forward with a motion requiring the landscaping enhancements and the capping to occur. He also stated that he would hate for the capping to delay them from opening up their store. Mayor Molder asked Mr. Patel if the soldier course was something that could still be done at this point. The applicant discussed the metal cap. Mayor Molder stated that we only have a chance to get it right once, and we don't have it right, now. Mayor Molder asked if the soldier course was something that they could do. It will take a sacrifice, but also recognizing that it will take a sacrifice to get approval from the Commission considering that you have done something not in the course of the plans. If that is the case then I will make a motion subject to the soldier course being added on as originally presented in the original plan, and subject to a .4% capacity at the detention pond area, and subject to communication between the applicant and staff, relative to these items

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including signage going forward. That is his motion to amend the elevation, subject to those points. Mayor Molder discussed getting an answer about the soldier course, and additional expense, considering all things. He discussed not wanting this to have to be done before they can get their CO. He asked if that was possible. Mr. Keltner stated that staff does not know how to do that. Mr. Shannon discussed the motion with soldiering and capping as originally submitted, he asked if the revision was seen. Mr. Archibald spoke to this. Mr. Shannon discussed the soldiering not being all across the roof top on the recent submittal. Mr. Archibald stated that is correct. Mr. Keltner explained the process that will need to happen. Mr. Shannon stated the updated version is only dealing with portions of the roof. Mayor inquired about the Architects comments. Mr. Archibald confirmed. Mayor stated that he is sticking to the original design. Mr. Sloan stated when the Mayor said soldier I believe you meant pilaster, and he discussed multiple names. He discussed doing the whole thing as it was originally approved. His thought is if they are taking off the cap, then we are going to ask them to take off the parapet cap. Do the whole thing as it was originally approved with the soldier courses in between the pilasters, and then the brick detailing at the top of those column pilasters. Mr. Sloan stated that he would second with that articulation. Mayor Molder discussed making sure that everyone is clear. Mayor stated that the Commissioners are okaying the fact that the cap stone and some of the components were not done as presented. The Commissioners are going to require the capping that was approved on the original elevation, which will lead to a better product, and that was originally approved, and also request that the applicant provide additional landscaping buffer. Mayor also asked Mr. Keltner if this is approved are they going to have to get this done and come thru the inspector process to get the CO and permitting. Mr. Keltner stated yes sir. Further discussion included esthetic issue, approval by a certain date, allowing them to get there, and landscaping. Mr. Archibald stated that staff has been working with the build out, and all permits for phases have been reviewed, conditioned and revisions made. The build out have already moved forward. Additional discussion was the shell building itself. Mayor Molder stated that they are moving forward with the permitting and build out and they can continue to do that and ultimately the final CO will come only after they have it completed subject to the elevations. They will have to have the capping complete before the CO. Dr. Martin asked who on staff will monitor this. Councilman Coleman stated Mr. Archibald. Dr. Martin asked Mr. Archibald if he has this covered. Mr. Archibald stated yes, whatever the Planning Commission rules on, staff will make sure that it takes place. Dr. Martin stated that staff needs to make sure the buffering is handled well. The motion to approve with conditions passed six to zero, with Mr. Goatz abstaining.

Item III.7. - Request from T-Square Engineering for Final Plat approval with surety in the amount of \$375,000 for Carter's Station West Phase 3 consisting of 60 lots on a 14.88 acre portion of [Tax Map 41 Parcel 15.05 off Fellowship Road](#).

Mr. Goatz read the agenda item. Mr. Keltner gave the details of the staff report. Mr. Gerald Vick was present to answer questions. The discussion included the swimming

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pool, and the engineering report. Mr. Goatz moved to approve subject to all technical comments, and Councilman Coleman seconded. The motion passed seven to zero.

Item III.8. - Request from Allison Corolla for Preliminary and Final plat approval at 1400 Hampshire Pike, being Tax Map 88M Group B Parcels 7 and 7.01.

Mr. Goatz read the request. Mr. Brass gave the details of the staff report. Mr. Goatz inquired about the red light going in. Mr. Brass referred to Mr. Harper, the City Engineer, on the traffic study. Mr. Harper gave the details. Mr. Keltner referred to information inside the packet. Dr. Martin inquired about the access to this request. Mr. Keltner stated Williamsport. Dr. Martin asked where the traffic light is going. Mr. Harper stated at the intersection of Williamsport Pike and Hampshire Pike. Mr. Harper clarified the process for the light coordination. The discussion included traffic, clarification, and sprinklers. Mayor Molder moved to approve subject to technical comments, and Councilman Coleman seconded. The motion to approve passed seven to zero.

Item III.9. - Request from Julia Lannon for Preliminary Plat approval of a three (3) lot subdivision known as Columbia Commons at 115 S. James M. Campbell Blvd, being Tax Map 113E Group B Parcel 4.

Mr. Goatz read the item request. Mr. Brass gave the details of the staff report. This will be the first CD-4C Preliminary Plat where the Commission has two set-back lines. Julia Lannon was present to answer questions. Discussion included water improvements, setback lines, sewer infrastructure, and there will be a final plat. Mr. Ryan Filipkowski, Wastewater Engineer, stated that he saw the submitted plan, and they have it worked out. Mr. Goatz moved to approve subject to technical comments, and Mr. Shannon seconded. Dr. Martin commented on the as approved plan is inside quotes in the language. The motion to approve passed seven to zero. Mayor Molder pointed out that the project represents the fact that the Commission is about to see some commercial activity that the Commission has been waiting on along James Campbell. He is hoping and is optimistic for the things coming there now.

Other Business

Item IV.1. - Election of Officers for 2025

Election of Officers for 2025:

Mayor Molder stated that tonight is the last Commission Meeting for Councilman Coleman, and how grateful this Commission is for his services. There is an opening in his spot.

Mayor Molder moved for Mr. Goatz to be the Chair, and Dr. Martin seconded. The motion passed seven to zero.

Mr. Goatz stated what an honor it has been having Mr. Coleman on the Commission.

Mr. Shannon nominated Mr. Sloan as Vice-chair, and Dr. Martin seconded. The motion passed seven to zero.

Mr. Goatz discussed the item off Cayce Lane, and the new zoning ordinance

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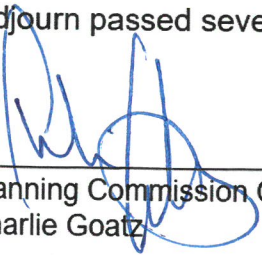
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requirement.

Mayor Molder discussed the process.

Adjourn

Councilman Coleman moved to adjourn, and Dr. Martin seconded. The motion to adjourn passed seven to zero. The meeting adjourned at 5:31 p.m.



Planning Commission Chairman,
Charlie Goatz

1/8/2025

Date