

September 11, 2024 - 4:00 PM

Organization

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

Chairman Charlie Goatz called the September 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.

Absent Was: Planning Commission Member Nancy Williams.

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

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

Chairman Charlie Goatz asked for a moment of silence to reflect on 9-11, and then he 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. Paul Keltner gave the details of the Official Communications of the Columbia City Council on Annexation and Zoning. There were ten ordinances that passed on first consideration. He also discussed one amendment.

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

Chairman Charlie Goatz stated that the Commission has two sets of minutes. Mayor Molder moved to approve the August 2024 Planning Commission minutes, and Mr. Shannon seconded. The motion to approve the August 2024 minutes passed six to zero. Mayor Molder moved to approve the Planning Commission minutes for the September 4th called meeting, and Mr. Shannon seconded the motion. The motion to approve the September 4th minutes passed six to zero.

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

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Mr. Douglas Toney, Assistant City Engineer stated that all Bonds and Letters of Credit are in order, or in the process of being updated.

Consent

Mr. Goatz read all three consent items.

Item II.1. - Request from Allison Corolla for Final Plat approval with surety in the amount of \$175,000 for Quail Run Meadows Subdivision Phase 5 consisting of 27 lots at [Tax Map 73 Parcel 17.03 off Quail Run Way](#).

Chariman Goatz moved to approve Consent Items II.1, II.2, and II.3, subject to any technical comments. The motion to approve subject to any technical comments passed six to zero for all three items.

Item II.2. - Request from WES Engineers & Surveyors for Final Plat approval with surety in the amount of \$130,000 for Honey Farm Townhomes Phase 1A consisting of 18 lots, easements, and open space located off [Honey Farm Way and Nectar Lane at Tax Map 51 Parcel 58.02](#).

Item II.3. - Request from Allen O'Leary for Final Plat approval with surety for \$1,900,000 of The Preserve at Drumwright Phase 2 PUD subdivision consisting of 43 single-family lots with the dedication of right-of-way off [Williams Ridge Road, being a portion of Tax Map 51 Parcel 34.00 and 34.01](#).

Discussion Items

Item III.1. - Request from Emily Zeller for a Mixed Use Preliminary PUD Master Plan with Architectural Design Review approval to revise 3.97 acres of the Villages at Carters Creek PUD located at [2425 Nashville Highway being Tax Map 51 Parcel 22.03](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. Brass presented the details of the staff report. This request is for a proposed Wawa gas station and convenience store that will also have an associated drive-thru. He discussed several deviations that the applicant was asking for.

Emily Zeller, Civil Engineer, Megan Salvador, Real Estate Project Agent, and Kristen Ritz, Engineer for Wawa, Inc. were present to answer questions.

Mayor Molder asked Mr. Brass to repeat his statement on the changes from a PUD to a CD-4C. Mr. Brass discussed a previous request which was denied. The discussion included a car wash on Nashville Highway, PUD deviation, it has been shown that a request could meet the zoning plan in a concept plan, different applicant, placement of the building facing Napa Valley Way, major corridor, pedestrian walkability, safety concerns, discussions with other applicants, the canopy can be in the third layer, true

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mixed-use type of development, gas station, opportunity for connectivity, and glazing requirement. Mr. Brass explained the PUD process, and looking at gas stations. Mayor Molder inquired about the deviations. Mr. Brass discussed deviations including glazing, PUD-MU, frontage buildout, height requirements, and the setback. Director Paul Keltner discussed facade glazing. Additional discussion included changes in the process. Mr. Sloan stated when looking at the zoning ordinance, and how it is phrased, the intent, we need to better define where the glazing percentage is taken, and the applicant needs to indicate that as well. Two things to keep in mind are the lens of what these things are viewed as, and how that percentage is taken. Mr. Keltner stated that a lot of it comes from the product type, or the building type allowed in different districts. Mayor Molder stated, regarding the setback, the deviation request, does it take into account the stormwater area or is it from that where it is counted from. Mr. Brass stated that the stormwater area is not taken into account, it is actually from Napa Valley Way. Because the stormwater area is its own lot, there is no association between this lot and Nashville Highway physically. Mayor Molder inquired about connectivity. Mr. Brass discussed the way the code is written, and the pedestrian connectivity, and the esthetics that the code is trying to achieve. Mr. Keltner stated that there are good examples out there where it is being done. Additional discussion included the canopy, the walkway, connecting requirements, and the frontage buildout correlation. Mr. Brass addressed the frontage buildout. Councilman Coleman inquired if it is truly a second story. Mr. Brass stated that it was a true second story, but it is not utilized for public use. He also stated that one thing the code is trying to achieve is to create buildings that can have adaptive use. Mr. Goatz inquired about a landscape buffer. Mr. Brass stated that it was not in the code requirement. Ms. Zeller introduced Megan Salvador, and she gave the details of the project. The discussions included adjustment, reaching some of the standards, visually looking at the loading dock, esthetics, no grass, no shrubs, pedestrian safety, delivery trucks, sidewalks, moving Wawa, better visibility, traffic flow, needing the drive isle, tight radius, and the driveway width. Mayor Molder inquired about the elevations. Mr. McCarthy gave the clarification. Mayor Molder asked Ms. Zeller if she could speak to the minimum requirements that they were looking for in a community in order to locate there. Ms. Zeller stated population growth, traffic, lighted intersections, and being able to park everybody. Mayor Molder inquired about the co-tenants. Ms. Zeller discussed the restrictions, and preferred not to name anyone specifically. Mayor Molder inquired if the PUD and the ability to control that and the user to an extent would remain in place if the request was to receive approval. Mr. Keltner stated that the remaining 1.7 acres would be under the PUD. Mr. Goatz inquired about the restrictions. Ms. Zeller stated that they are just buying their parcel, even when they purchase a site they try to impose restrictions on the remaining land. Mayor Molder inquired about the third layer gas canopy requirement. Ms. Zeller stated that it is another added layer of convenience for their customers, but they don't see that they will be able to meet the requirement. Mr. Keltner stated that they have quite a few canopies on the side of their convenience stores. Additional discussion included the Murfreesboro site, none of the stores had canopies in the back of the store, safety precautions they are trying to achieve with having the canopies in front of the stores, emergency buttons, dual front entrances,

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glazing, and the height of the canopy. Mr. Andrew Bannister, 900 Oak Ridge Lane, supports the request. Ms. Kimmie Williams, 3029 Persimmon Street, supports the Wawa. She feels that the community will benefit. Mr. Goatz asked if the request wasnt a PUD-MU, if it was a CD-4 or CD-4C, would it be any closer to meeting the ordinance? Mr. Brass stated no. The last thing staff wants to do is bring something to the Commission that they are uncomfortable with. This would be the first significant PUD deviation. Mayor Molder stated that the Commission has approved deviations all the time. We can't say that approving deviations are contrary to the norm. Mr. Keltner stated that the very nature of a PUD is outside our ordinance, so that in itself would be a deviation. He said he thought that Mr. Brass alluded to was the degree of deviations. Yes, almost every PUD that you see will have a deviation in it. Mr. Brass further discussed PUDs. Mayor Molder discussed having a different situation, the accommodations being made, and recognizing the area that it is in. His major concern was not having any buffering on the back roadway. If you look at a case by case basis, sometimes deviations are more called for than others. The area is starving for some commercial development. Mayor Molder moved to approve subject to the deviations that they have requested with the requirement that a landscape buffer be added on the back entrance off of Napa Valley Way. This will go to Council for potential of improvements being made from this meeting with regards to the landscape buffer. Mayor Molder stated that he made the motion to approve. Councilman Coleman asked Mayor Molder to clarify his motion. Mayor Molder stated that he was going to make the motion to require additional buffers along the Napa Valley Way entrance on the back roadway to provide some upgrades to what the residents of the development would be looking at from the Citizens House and the townhouse behind that. But it sounds like since it has to go to Council for approval, the applicant can probably hear him loud and clear on that, and perhaps bring something that would be an improvement from what the Commission has. He understood the safety concerns would be in place for that, but he also thinks that there is an opportunity to make some improvements there. Councilman Coleman seconded the motion. The discussion included Councilman Coleman asking Mr. Brass what are the red line items. Mr. Brass stated the orientation of the building not located close to Napa Valley Way, and the gas canopy not located in the third layer. The challenge is that staff has seen a concept plan showing that it can be achieved, it's the choice of Wawa who does not want to achieve it. The challenge is the choice of the applicant to orientate the building that way. Councilman Coleman asked if the third layer with the gas tanks was a safety thing, or an esthetic thing, or a little bit of both. Mr. Brass stated that he would say that it was a little bit of both. Mr. Brass discussed the concept. Mr. Keltner stated that looking at Ordinance 4400, it is very building forward, it is architectural forward, you don't put accessory things in front of your main building. Further discussion included not having discussions, safety, cost, and fuel trucks crossing the parking lot area. Mr. McCarthy asked Mr. Brass to discuss what it would be to have a gas canopy in the third layer. Mr. Brass stated that the building would be pushed up to Napa Valley Way, and the gas canopy could align with the physical front building plan. It is pushing the building forward and getting it into the second layer. The gas canopy could align with the building. Councilman Coleman stated so staff sees that this issue

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could be adjusted by simply moving the building closer to Napa Valley Way. Mr. Brass stated confidently, I do. Mayor Molder stated that you are saying right now that we are only talking about two portions of the canopy that are not already in compliance. Mr. Brass stated correct. If they push the building up to Napa Valley Way they will have plenty of room for the canopy to be aligned with the building. Mr. Goatz stated that this will eliminate the deviation being requested of the pumps being in the first layer, and it will also eliminate some other deviations. Mr. Brass stated that it will help eliminate the intensive setback that they are asking for. Further discussion included orientation of the building, staff perspective, deviations, parking, north elevation, usable site, and facing Nashville Highway. Mr. Keltner asked for clarification on Mayor Molder's motion. Mayor Molder stated that his motion is to approve as presented recognizing that he wants to make sure that there are some changes made to the landscape buffering, and perhaps landscaping overall when it gets to, City Council, including, but not limited to trying to figure out the landscape islands issue that was referred to. Dr. Martin asked for clarification on an email received on July 15th from Caroline Churchill. In the email (this is the point that I need clarification on) it speaks to the right of way plan and removing it. Is it in the final discussion that the Commission is doing today. Mr. Goatz stated that the right-of-way plan pertains to signage. Mr. Brass stated that is correct. Dr. Martin stated that it speaks to the delivery trucks and the access to Napa Valley, and it is saying for now. Has this been finalized. Mr. Brass stated no, and he addressed her questions. Dr. Martin reiterated her concern. Mr. McCarthy addressed the concerns. Dr. Martin asked if the 36 feet had been taken care of. Mr. Brass stated yes, it is a part of the deviation request. Mr. Brass explained that staff can support this particular deviation request. Mr. Sloan asked for clarification. There was an elevation submittal dated June 14, that had canopy elevations with column cladding on the actual canopies themselves. The revised one did not have those. Oh, they were on a separate document. The second one was on the glazing around the building, he believed that not all the glazing is glazing. He just wanted to clarify that. The applicant stated that she was not the architect for that. Mr. Keltner stated that it is up to the Commission what they will allow. Mr. Sloan stated that on the Napa Valley Way he doesn't think that any of that is clear glass. Keep in mind that there is a slight tone variation in the elevation. Additional discussion included desiring to see some revisions to the landscaping, being excited about Wawa to get here, shifting the building to the north, eliminating some of the variances, parking on the north side of the building, and attempting to get closer to the zoning ordinance. The motion passed five to one, with Chairman Goatz voting nay.

Item III.2. - Request from WES Engineers and Surveyors for a Final PUD Master Plan revision of the single family architectural elevations for the McClure Farms PUD located at [2504 Nashville Highway being Tax Map 51 Parcel 6](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. Archibald gave the details of the staff report. Mr. Gerald Vick, WES Engineers & Surveyors was present to answer questions. The discussion included the brick to grade being shown on all elevations, slide presentation, and the two lots on Nashville Highway

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will be brick on all four sides. The elevations, lots one and two are the visible lots, commercial piece on the front, landscape buffers, 10 percent of Belmont, a diverse set of plans, detailed percentages, two story models, staff perspective on elevations missing, and clarification on the not matching. Mr. Archibald stated that staff would like to see additional information provided by the applicant. Director Paul Keltner discussed percentages, and the difficulty in tracking. Mr. Sloan stated that the goal would be whatever unit is approvable. The goal would be that they would all meet. He also stated that his concern would be visibility from Highway 31, which is a gray area. They indicated two units which would have brick on all four sides. Additional discussion included brick all the way up, enforcement, water table, lack of clarity, the appearance, facades, elevations, brick to grade. Mr. Goatz asked for brick to grade clarification. Mr. Archibald addressed this. The applicant stated that they looked at percentages, they would all match up, and they would have variations in the neighborhood. Further discussion included significant grade, not visible from Grove Park or the church, large tree buffer, the divider between the three lots, retaining wall, the plan on the pattern book does not match the current plat, landscape buffer, all brick on the ones visible from Nashville Highway, and the Commission's discretion. Mr. Sloan asked for clarity on the units because it seemed like there was a conflict in the verbal written, and what's shown on the elevations. He inquired if it was the intent for some of the units to have siding all the way down. The applicant stated that it would be brick to grade. Mr. Sloan asked what he meant by that. The applicant stated that it will be at least eight inches of brick. Additional discussion included more character to the columns, cladding, material, durability, renderings, what's the intent, tweaking the elevation, and looking at a more tasteful way. The applicant discussed their intent. Mr. Sloan discussed graphic representation. Further discussion included overlap, the rear and side elevations don't match, small return, the 3D elevation, the document contradicting itself, concerns, giving precise directions to staff, transition from the side, and prioritization. Mr. Archibald discussed constructability. Mr. Goatz moved to approve subject to the comments from the staff report, and Dr. Martin seconded it. The motion to approve passed five to zero, with Councilman Coleman leaving at 5:45 pm.

Item III.3. - 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. Austin Brass, Principal Planner, gave the details of the staff report. Mr. Louis Sloyan was present to answer questions. Mr. Douglas Toney, Assistant City Engineer, addressed the traffic improvement request. The staff is requesting an additional turn lane. The applicant, Mr. Sloyan requested to defer to further discuss the additional turn lane with staff and the developer, in order to make sure that everyone knows what is going on. Mayor Molder moved to defer, and Mr. Shannon seconded. The motion to defer passed five to zero.

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Item III.4. - Request from Crunk Engineering for Final Plat approval with surety in the amount of \$1,040,000 for The Landing at Greens Mill Phase 1A consisting of 33 lots with 3 open space lots, dedication of right-of-way and easements at [Tax Map 51 Parcel 55 off Greens Mill Road](#).

Mr. Brass gave the details of the staff report. Staff moved this item to discussion as a point of clarification. Mr. Brass stated that staff would like to know if the Commission is willing to move forward on Phase 1A since the lots are less than 73 feet at the right-of-way line.

Mr. Adam Crunk, Crunk Engineering was present to answer questions. Mr. Goatz stated that the plat that was accepted at approval showed 73 feet as the right-of-way. Mr. Brass stated in the typical lot layout. Mr. Goatz stated and now what is being provided is showing less than that. Mr. Brass stated in this case two lots. Mr. Brass discussed the concerns. The rest of the phase one lots are compliant with the lot numbers. The discussion included the determining factor, the future lots, setting a precedence, and the building line. Mr. McCarthy asked to expand on the request. He discussed Ordinance 3638 and the intent of the motion. Mr. Crunk addressed the history of the PUD. He stated for clarity he would like for the definition of the lot width to be measured at the set back line as it was defined in the code. Code integrity was mentioned earlier, and that is what they would like to see here. The discussion included the number of lots, this requests affects a small percentage, the width of the lots, and this project is on the first plat. Mr. Goatz stated that the new ordinance for clarification is all at the right-of-way. Mayor Molder moved to approve subject to staff and technical comments, and Mr. Shannon seconded. Mr. Goatz stated for clarification that all of this doesn't affect the overall. We are looking at five hundred and fifty lots. Director Keltner stated that is correct. The motion passed with all present voting aye.

Item III.5. - Request from Cathy Stephens for Final PUD Master Plan approval of a commercial tract in the Honey Farm PUD being a 1.34 acre portion of [Tax Map 51 Parcel 58 at Nashville Highway and Honey Farm Way](#).

Mr. Austin Brass gave the details of the staff report. He stated that engineering did condition that the roadway be complete at the time of final plat. It is subject to those conditions.

Mayor Molder asked if this was relayed to the developer. The developer stated yes we are. Mr. Tom DuBois, of 2201 Carpenter Bee Drive, inquired about the timeframe of the light, because it is dangerous to cross four lanes. Mr. Drew Smith stated that they have been working with staff on the intersection plan. They submitted the plan to TDOT, and they are working with them on final comments and scheduling. The final timing depends on working out the final logistics. Mayor Molder inquired about the relationship to the onlining of the traffic signal as it related to the Certificate of Occupancy being provided to the McDonald's site. Mr. Toney stated yes, there was a condition in the Preliminary PUD that the traffic signal be operational prior to the Certificate of Occupancy at McDonald's. In addition to the traffic signals, there are some significant road improvements being done by the developer at the intersection of Honey Farm Way and

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Nashville Highway. In addition to the signal, it should improve safety and function as well. Mr. Goatz moved to approve subject to the Engineer's comments and staff and technical comments, and Mayor Molder seconded the motion. The motion to approve passed five to zero.

Item III.6. - Request from Jansen Dakin for Preliminary Plat approval of Honey Farm Crossing Lot 1 at Nashville Highway and Honey Farm Way being a portion of Tax Map 51 Parcel 58.

Mr. Austin Brass gave the details of the staff report. Discussion included being addressed in the previous comments.

Mr. Goatz moved to approve subject to staff technical comments, and seconded by Dr. Martin. The motion to approve passed five to zero.

Item III.7. - Request from TKC Architecture & Engineering LLC to Rezone approximately three acres of property at Carmack Blvd., Cemetery Ave., and Pencil Alley, being Tax Map 99I Group D Parcels 3, 7, 7.01, 7.02, 7.04.

Mr. McCarthy gave the details of the staff report. Mr. Cole Newton, was present to answer questions. Mr. Allen stated that Pencil Avenue is private property. Mr. McCarthy stated that the rezoning would establish rights for the subject property, but it wouldn't change the adjacent SD-HI (Heavy Industrial) property. Additional discussion included clarity, commercial property, Pencil Alley, there are two houses, and one commercial building on Pencil Avenue, Dr. Martin asked if those are residential houses that were built on commercial property years ago, or is it residential. Mr. McCarthy stated that it is zoned Industrial. Mayor Molder stated that he assumes that the structures that do have Pencil Avenue access have some sort of easement rights that provide them access to coming on Pencil Avenue for purpose of access. Mr. Allen stated yes. Mayor Molder moved to approve subject to staff and technical comments, and Dr. Martin seconded. The motion to approve passed five to zero.

Item III.8. - Request from Tim Dwyer for revision to a previously approved Site Development Plan for the property located at Tax Map 90 Parcel 7.08 off River Road.

Mr. Brass gave the details of the staff report. Mr. Tim Dwyer was present to answer questions. Discussion included landscaping, gables, recess area, widening the staircase, the brick is structurally challenging, seal, elevations, meeting the intent of the code, online zoning map, articulation, and changing the colors. Mr. Goatz moved to approve subject to technical comments and looking into widening the gable. The motion was seconded by Mr. Shannon. The motion to approve passed five to zero.

Item III.9. - Request from Patrick Carroll for Final PUD Master Plan and Preliminary Plat approval of the multifamily portion of Bear Springs PUD consisting of 336 units and an amenity center at 1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02.

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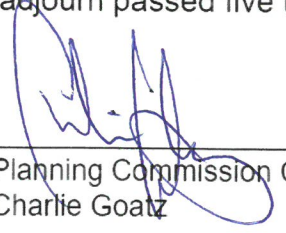
Mr. Brass gave the details of the staff report. He stated that this item is vested under the previous zoning ordinance. He discussed the Ordinance 3638 code section in reference to retaining walls. Mr. Patrick Carroll, and Mr. Adam Crunk were present to answer questions. The discussion included modification of the layout, amenities, community center, playground, elevations, additional parking, the island, the access drive, and landscaping. Mr. Brass stated that the concerns were the retaining walls. Mayor Molder moved to approve subject to staff and Technical Comments. Dr. Martin seconded the motion. The motion to approve passed five to zero.

Other Business

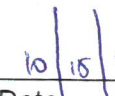
Mr. McCarthy, City Planner, stated that Mr. Brass did an exemplary job. This is one of the most impressive staff presentations in his time here. The same thing on McClure Farm. Mr. Robert Archibald was up late putting the elevations together for his presentation. Between the three planners, in the last three weeks, they have written 25 staff reports. Staff has 48 cases in review right now. Robert has 49 permits in review as of 3:00 p.m. Mayor Molder stated that he wanted to piggyback on his compliment to Mr. Austin Brass well deserved. Austin did a good job tonight, and thank you for your thorough presentation and obviously preparing for a number of questions. He also stated that Mr. McCarthy was bragging about his staff, and he is also putting in a lot of work as well, even on a Sunday at City Hall. A message has been sent to the City Manager from Council that we would like to see some assistance and additional resources provided to the Development Services offices to allow for some help to get on the way, and to alleviate some of the burden on a smaller group, and hopefully that group can be expanded so that the work can be spread across multiple people and the burden can be lifted. Thank you for your good work. Because of your good work and bringing it to our attention, I think help is on the way. It is something that I say with some great degree of confidence from City Council. Mr. Goatz stated that the late night that Mr. Archibald might have been from his request and he appreciated it. He stated that he appreciates all that staff does.

Adjourn

Mayor Molder moved to adjourn, and Mr. Goatz seconded the motion. The motion to adjourn passed five to zero. The meeting adjourned at 6:56 p.m.



Planning Commission Chairman,
Charlie Goatz



Date 10/15/2024