

November 13, 2024 - 4:00 PM

Organization

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

Chairman Charlie Goatz called the November 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. Glenn Harper, City Engineer; Mr. Paul Keltner, Director of Development Services; Mr. Tony Massey, City Manager; Mr. Kevin McCarthy, City Planner; Mrs. Sandra Richardson, Recording Secretary; Mrs. Melissa Sanders, Planner I; Mr. Douglas Toney, Assistant City Engineer.

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

Chairman Charlie Goatz welcomed guests and applicants to the meeting. The Chairman discussed the meeting order and the process for speakers to be heard.

Item I.4. - **Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.**

Mr. Paul Keltner, Director of Development Services, gave the details of the Official Communications of the Columbia City Council on Annexation and Zoning.

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

Mayor Molder moved to approve the October 2024 minutes, and Dr. Martin second. The motion to approve the minutes passed six to zero, 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, or in the process of being updated.

Consent

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Item II.1. - Request from Michael Williams for Final Plat approval with surety for Heritage Village Subdivision consisting of 1.67 acres at [Santa Fe Pike and River Heights Drive, being Tax Map 89E Group B Parcels 17-20.](#)

Chairman Goatz read the consent item. Mr. Goatz moved to approve and Mayor Molder second. The motion to approve passed six to zero.

Discussion Items

Item III.1. - 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.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. Brass gave the details of the staff report. Mr. Brass stated that at the last meeting there was a discussion about the use of EFIS as the primary material. The applicant has revised his elevations to show where there was EFIS, it will be brick, which is an approved material. Therefore, they will not be seeking alternative compliance. However, they are still seeking alternative compliance for the glazing.

Mr. Steven Saenz was present to answer questions. The discussion included glass, staff approval for variances, concerns, better elevated product, glazing, deviations, and internal approvals. Mayor Molder moved to approve subject to technical comments, and Dr. Martin second. The motion to approve passed seven to zero. Mr. Goatz stated for the record that Mr. Coleman is present.

Item III.2. - Request from Allen O'Leary for Preliminary and Final Plat approval with surety 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.

THE APPLICANT IS REQUESTING DEFERRAL.

Mr. Keltner stated that the applicant had requested a deferral. Mr. Goatz moved to defer, and Mr. Shannon second the motion. The motion to defer passed seven to zero.

Item III.3. - Request from Jim Gilliam for Site Development Plan approval at [1224 Trotwood Avenue, being Tax Map 100J Group D Parcel 37.](#)

Mr. Brass presented the details of the staff report. There will be a new entrance, with a monument sign. He discussed the new parking lot in the front entrance, and ADA compliance. Mr. Jim Gilliam, Architect was present to answer questions. The discussion included the new entrance, site plan improvements, access flow, traffic perspective, the significant improvements, sidewalks, internal landscape island, and trees. Mr. Jim Gilliam stated that the goal is to add as much parking space as they can, and they definitely want to save the trees. Mr. Gilliam stated that there are four large oak trees along Trotwood Avenue, and they have made the islands larger. They are waiting to get

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the comments back from the traffic study. He also stated that traffic signals, pedestrian walks, ramps, and signals are their desire. Mayor Molder stated on the advice of the City Attorney he would recuse himself. Mayor Molder asked about the approval process for a state route. Mr. Harper gave the details. Additional discussion included alternative compliance, alternative performance, if granted stating a reason that makes this request exceptional to grant, 8.5.6.J, and page 9. Mr. Sloan stated that accessible parking spots being adjacent to an entrance is very important, and grass is easier to grow than a tree. Mr. Goatz stated that with the improvements that are being proposed here, you can understand the need for ADA accessibility in front of the hospital, and the improvements will meet the criteria for a motion to be approved under those guidelines. Mr. Brass asked if that would be a motion to approve the interior island and the ADA parking. Mr. Goatz stated yes. Mr. Goatz moved to approve, and the second was by Councilman Coleman. Dr. Martin stated that she is not on the Board of Directors, but she is on the Foundation. She is a non-voting ambassador, and she plans to vote tonight. The motion passed six to zero and Mayor Molder abstained.

Item III.4. - 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.

Mr. Goatz stated that the applicant has requested to defer that there has been an HOA change from developer to HOA, and he is planning to set up a meeting with the HOA and the members of the neighborhood. He did tell the Commission that he plans to make himself available outside the Chamber Council room for everybody here today to acknowledge. He stated give him your contact information and he could schedule a meeting. Based on the applicant's request, Mr. Goatz moved to defer. There was a second by Mr. Shannon. Mayor Molder stated that it seems like an opportunity to capture an audience that is available and ready to talk about this, and he would encourage this to occur. Mr. Goatz stated that the audience has another opportunity to come back to the next meeting to be heard in addition. The motion to defer passed seven to zero. Mr. McCarthy stated that this would have been his last staff report if it wasn't a deferral request, Mr. Keltner will be the designated staff representative moving forward with this request. Mr. Goatz asked Mr. Keltner to make sure Mr. Gamble is aware of the change. Mr. Keltner stated that he will get with Mr. Gamble.

Item III.5. - Request from Gray Harrison for Preliminary PUD Master Plan approval for Honey Farms Subdivision consisting of 174 townhome lots and 9 open space lots at [Tax Map 51 Parcel 58 off Honey Farm Way](#).

THIS ITEM WAS REFERRED FROM CITY COUNCIL.

Mr. Brass gave the details of the staff report. He discussed the deviations and changes being made. Mr. Josh Rowland was present to answer questions. He gave a detailed presentation. The discussion included the alley way, the ordinance, fire accessibility,

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setting a precedence for future developers, and meeting the fire code requirements. Mr. Keltner discussed engineering standards and allies. Additional discussion included sprinkles, more units, two different allies, the fire sprinklers are not required, utilities, fire trucks, hardship, not having an alley becoming a major road, not fronting the thoroughfare, providing the minimal width, not asking for variances, and trying to meet the intent of the ordinances. Mr. Rowland addressed the PUD alley deviation. Mayor Molder addressed the retaining wall and the reducing of the request for variance there. He also discussed the process of when changes are being made that is how the Commission and applicant are back here today. He asked what it is entitled to today so he could figure out the variance being requested, and he could justify it.

Further discussion included vested right, variance request, density, and the traffic light. Councilman Coleman inquired about conforming to the rules. Mr. Keltner discussed PUDs, density, and the general layout of it. He also stated that the Commission and staff have not seen the final plan yet. Councilman Coleman discussed conformity, a reworked plan, and the civic space. Mr. Rowland addressed the concerns, and stated that they had consulted a land use attorney, and they are submitting a letter to the City attorney. Mr. Keltner discussed the details of the PUD, and the finer points that the Commission is looking for. Chairman Goatz stated that the Commission needs to stay focused on what is presented today to decide upon, and not what could be. Mayor Molder inquired about wastewater. Mr. Keltner discussed sewer availability. Mayor Molder asked if this would affect the property across the street, and if this property would be able to tap into the pump station. Mr. Ryan Filipkowski, Wastewater Engineer, stated that it would not affect them, and he addressed the issue, and the availability letter. Further discussion included specific upgrade requirements, the pump station plan, Rutherford Creek, they will not go by the former PUD, satisfying capacity, there are two Honey Farm pump stations, the pump flow, TDEC approval, and enough capacity. Mr. Goatz asked Mr. Roland if they had looked at the direction of trying to eliminate some of the variances. Mr. Rowland stated that the retaining wall is not something that they could eliminate. The setback was one they felt was more appropriate to the scale. He also discussed the PUD-R standard and its rationale. Mr. Rowland discussed a few points about the sewer. Councilman Coleman asked Mr. Rowland to speak to the civic space. Mr. Rowland stated that they are right above the required five percent. Additional discussion included walking trails, driveways behind the unit, porches, pedestrian features, pavilion and playground area, open spaces, single driveway, people parking illegally in the alley, two car driveways, and green space between the driveways. Mr. Keltner offered a suggestion on the northern part to remove those units, and it would increase the green space. He further discussed that it would reduce the exceptions for the entire alley, it would increase the green space, and now the Commission would be just looking at the exception for the lower one. You could justify the fact that Fire would be fighting fires driving from Honey Farm Way, and now firefighters would have a reason to enter the alley, seeing that they would have a way to the back to service that set of units, and the Honey Farm Way. It opens up more green space, and it gives a reason why to adapt a new standard to the alley section. It is unique to this site and may not be applied to other sites. Councilman Coleman stated breaking

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it up like Mr. Keltner stated would make a significant difference to him. Mr. Rowland stated that he wasn't authorized to approve a reduction in units, and he didn't know if removing the units would improve the quality of what they were looking at. He didn't see a qualifying benefit. Mr. Keltner stated that he was trying to reduce the exception on the part that there was no hardship. It was a want. He stated the other one is a hardship. Mr. Roland further discussed their proposal. Mr. Drew Smith discussed their hardships, and the waterline connectivity requirements. Mr. Keltner discussed the exceptions. Mr. Goatz moved to deny based on 8.5.21b. What's presented today does not conform to all the applicable standards of the Ordinance. Councilman Coleman gave the second. The motion to deny passed seven to zero. Mr. McCarthy discussed for point of clarification the vested right status, administrative determination, and current entitlement.

Other Business

Mr. McCarthy stated that the special Zoning Text meeting will be December 4th at 4:00 p.m. in Council Chambers.

Mr. Goatz pointed out that he noticed that in the Water Availability Letters, the Water department is promising water in phases now. This is concerning to him. The Commission may need to have a representative from the water department to come and discuss the issues.

Mayor Molder suggested reaching out and scheduling a meeting with Mr. Hardin. Infrastructure updates. (State of Utilities).

Mayor Molder inquired about the Zoning Text meeting.

Mr. McCarthy stated that information would be drafted for the Commission to vote on.

Bethany Torino, 700 Baker Rd, Columbia, expressed concerns about homelessness, affordable housing, and campaign donation fliers.

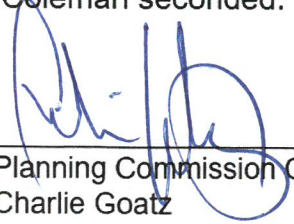
Mr. Sloan will not be here on December 4th. He suggested a topic for a future meeting would be discussing elevations and high glazing, shopfront glazing, better definitions, calculations, and using more perimeters.

Mr. Brass gave clarifications.

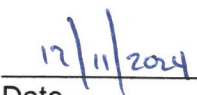
Mr. Sloan stated looking at the understanding of the use driving the amount of glazing across the board, and how that glazing is calculated by the percentage.

Adjourn

With no further business to discuss Mayor Molder moved to adjourn, and Councilman Coleman seconded. The motion to adjourn passed seven to zero.



Planning Commission Chairman,
Charlie Goatz



Date