

January 8, 2025 - 4:00 PM

Organization

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

Chairperson Charlie Goatz called the January 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**

Mr. Goatz called for the roll call. Those in attendance were:

Planning Commission Chairman Charlie Goatz; Planning Commission Member Dr. Christa Martin; Planning Commission Member Mayor Chaz Molder; Planning Commission Member James Sloan; Planning Commission Member Nancy Williams.

Absent Was: Planning Commission Member James Shannon

Other Attendees: Mr. Robert Archibald, Planner II; Mr. Austin Brass, Principal Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Glenn Harper, City Engineer; Mr. Jake Hubbell, City Attorney; Mr. Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Mr. Neal Scruggs, Staff Engineer; Mr. Douglas Toney, Assistant City Engineer.

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

Chairperson Charlie Goatz welcomed Jake Hubbell the new City Attorney. He also 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**

Dr. Martin moved to approve the minutes, and Mayor Molder seconded. The minutes were approved five to zero.

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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Chairman Charlie Goatz read the three consent items, and moved to approve subject to technical comments, and Ms. Williams 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 \$300,000 for Honey Farm Townhomes Phase 3 located off Honey Farm Way and Manuka Lane, being a 5.93 acre portion of Tax Map 51 Parcel 58.02.

Item II.2. - Request from Allen O'Leary for Final Plat approval with surety in the amount of \$260,000 for McClure Farms Subdivision Phase 1A consisting of 14 single-family lots with right-of-way dedication, being a 3.41 acre portion of Tax Map 51 Parcel 6 off Nashville Highway and Trinity Woods Road.

Item II.3. - Request from Jacob Vincent for Final Plat approval with surety in the amount of \$675,000 for Bear Springs Phase 1A consisting of 58 lots on 19.14 acres, being a portion of Tax Map 92 Parcel 12.05 off Bear Creek Pike and Seminole Drive.

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 THE FEBRUARY MEETING.

Mr. Goatz read the Agenda item. He stated that the applicant is requesting another deferral. Mr. Keltner stated that is correct. He had a conversation with the applicant, and he stated that they were going to have another townhall meeting with the neighborhood this Tuesday. They were anticipating further adjustments from that meeting on Tuesday. Mr. Goatz inquired about how things are going. Mr. Keltner stated from what he has been told they are making progress with the transition committee for that subdivision and they have a concept, and they are looking at adjusting the concept. They already have adjusted the concept to some degree and they wanted to show them what that would look like on Tuesday. Mr. Goatz discussed the process. Discussion included the straight zoning request, concept plans, discussions, face zoning request, and not being bound. Mr. Goatz moved to defer, and Dr. Martin seconded. The motion to defer passed five to zero.

Item III.2. - Request from Louis Sloyan for Preliminary Plat approval of Oakwood Subdivision, located at 200 Oakwood Drive, being Tax Map 89 Parcel 21, and consisting of 104 lots on 56.73 acres.

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Mr. Goatz read the agenda item. Mr. Brass gave the details of the staff report. They will have front loaded lots, and elimination of retaining walls. Discussion included no lot increase, and Ryan Filipkowski's, wastewater comment. Mr. Goatz asked Ryan Filipkowski, Wastewater Engineer, if he was comfortable enough with the response. Mr. Ryan Filipkowski stated yes, I would say so. He also discussed it being off the public map. Further discussion included construction plans, infrastructure, and final plat. Mr. Goatz asked Mr. Filipkowski if he was comfortable, and he stated yes. Mr. Goatz stated the intent of this is to eliminate a pump station in the future. Mr. Filipkowski discussed the pump station, working with the developers, and the capacity. Dr. Martin referenced number four, and asked if there is any concerns down the road will the Commission have to work with the developer to get to the standards, to the correct flow, to the correct inches and all of that. She asked if it will be this Commission that will have to correct our assumption or will it be the maps that you use does not have real data so now we have a problem. Ryan Filipkowski stated he is comfortable with what they have provided, and feel that we won't have an issue. If there is an issue it might be a matter of basically taking what they did install and maybe back tracking a little bit taking out what they installed and having a re-install. That will be one of the worst case scenarios. He further discussed the process. Mr. Brass stated to add clarity the information that Mr. Filipkowski discussed typically comes at the construction plan stage. What is being approved today is the preliminary plat which is subject to that. At this point the Commission typically doesn't get into that much detail. Wastewater give an advisory comment for the construction plans. Mr. Filipkowski stated that he made the comment because of the availability letter. Mr. Brass stated that applicant is aware of the request. Mr. Filipkowski stated yes. Mr. Keltner stated that you are going to get a set of sewer plans for a extension of sewer services at your review and the state will review. Mr. Filipkowski stated yes, and at that point I will see it. Mr. Keltner stated that is prior to installation. Mr. Filipkowski stated yes. Mr. Keltner stated that it will be a higher detail. Mr. Filipkowski stated yes, and I am confident at that point there will be enough room, it is that we haven't gotten there yet. Mr. Goatz stated that he thinks what Dr. Martin and he are looking for is some assurance that there will be another step that will require this developer to do whatever is needed to be done. Mr. Filipkowski stated, that is coming in the next phase. Mr. Goatz moved to approve subject to all technical comments, and Dr. Martin seconded. The motion to approve passed five to zero.

Other Business

Mayor Molder stated that the Commission is glad to have the City Attorney aboard. He also was glad to see Cheryl Secrest, a City Council member. He welcomed both of them, and stated that they were both sworn in last evening.

Cindy Sims, Executive Director of the Center of Hope, stated that they were gifted with 225 Tara Court. She stated that the contractor made her aware that there are some infrastructure things to be done. She said that he stated that he just wanted to donate it. She said her plea to the Planning Commission is to allow that transfer. She further discussed her request. Mr. Goatz stated that she had talked to him as well. His advice

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is to continue to talk to staff to see what directions she is to go. Further discussion included PUD requirements, landscaping, and a COA. Ms. Sims stated that the developer is no longer in the picture, and they want to do it the right way for Center of Hope.

Adjourn

There being no further business to discuss Mr. Goatz moved to adjourn, and Mayor Molder seconded. The motion to adjourn passed five to zero. The meeting adjourned at 4:22 P.M.



Planning Commission Chairman,
Charlie Goatz

2/12/2025
Date