

April 9, 2025 - 4:00 PM

## Organization

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

Chairman Charlie Goatz called the Planning Commission Meeting for the City of Columbia to order at 4:03 PM. The meeting was held in Council Chambers at City Hall.

### Item I.2. - **Roll Call**

Chairman Charlie Goatz called for the roll call. Those in attendance were: Planning Commission Chairman Charlie Goatz; Planning Commission Member, Vice Mayor Randy McBroom; Planning Commissioner Member, Dr. Christa Martin; Planning Commission Member, Mayor Chaz Molder; Planning Commission Member, James Shannon; Planning Commission Member, Vice Chairman James Sloan.

**Absent was:** Planning Commission Member, Nancy Williams.

**Other attendees:** Mr. Robert Archibald, Principal Planner; Mr. Austin Brass, City Planner; Mr. Ryan Filipkowski, Wastewater Engineer, Mr. Glen Harper, City Engineer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Thad Jablonski, Assistant City Manager; Mr. Paul Keltner, Director of Development Services; Mr. Tony Massey, City Manager; Mrs. Sandra Richardson, Recording Secretary; Mr. Charles Rush, Principal Planner; Mrs. Melissa Sanders, Planner I

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

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

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

Chairman Goatz read the agenda item for Acknowledgment of official Communications. Mr. Paul Keltner, Director of Development Services, gave the details of the acknowledgment of Official Communication of the Columbia City Council. Four of the items pertaining to the text amendments regarding zoning ordinance 4400. That item was deferred at the March meeting due to an advertisement notice change.

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

Mayor Molder moved to approve the minutes with Mr. Goatz seconding. The minutes were approved with a vote of six to zero.

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

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Mr. Goatz called for the Review of Bonds. Mr. Glenn Harper, City Engineer, stated that all Letters of Credit were in order or in the process of being updated.

Consent

**Item II.1. - Request from Davide Tocci for Final Plat approval with surety in the amount of \$50,000 for Bear Creek Glen Subdivision Phase 2 off [Harley Davidson Blvd. and Cheltenham Place at Tax Map 72 Parcel 53](#).**

Chairman Goatz read the consent agenda item. Mr. Goatz moved to approve subject to technical comments, and Mr. Shannon seconded. The motion to approve passed six to zero.

Discussion Items

Item III.1. -

**Request from Olivia DuPuy for Preliminary PUD Master Plan approval with Architectural Design regarding construction of a 45,000 square foot commercial building in the Honey Farm Crossing PUD Subdivision, being a 7.49 acre portion of [Tax Map 51 Parcel 58 at Nashville Highway and Honey Farm Way](#).**

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

Chairman Goatz read the agenda item. Mr. Brass, City Planner gave the details of the request. He discussed the deviations, the rear retaining wall, signage, and requirements. Mr. Joseph Parsley, 7068 Ledgstone Commons, Bartlett, Civil Engineer, Olivia DuPuy, 7068 Ledgstone Commons, Bartlett, Alex Dickerson 169 Leland Circle, Nashville, and Kristine Whitehead, representing HFA, the architecture firm for Walmart, were present to answer questions. Mr. Joseph Parsley stated that the retaining wall at the rear, they are proposing not to do the shrubs. He stated that the wall looks really good. Mr. Goatz inquired about the signage. Kristine Whitehead, gave the details of the signage, and the reduction. Mr. Goatz inquired about the big Walmart banner, the Walmart sign on the south side, if it had to be there, and that big. Ms. Whitehead stated that they were trying to create a frontage on the Honey Farm Way area. She also stated that they were trying to dress up the facade to meet some of the Ordinance that they were lacking. Mr. Goatz asked if it could be smaller. Mrs. Whitehead stated that she would have to speak to the client. She also asked if the City would be open to if they were to remove the branding wall, or if it is something the client wants to stick with. She asked whether the Commission would be open to if they removed the blue and the signage from that facade, but still maintained the articulation that they are showing in the materiality. She asked would that be something the Commission would be open to. Mr. Goatz stated yes, he would have to lean on staff a little, to see if that would be in compliance with the Ordinance, and appearance aesthetically as well. Mr. Brass stated that it would be. He felt that would be amicable to the brand wall. Staff would note that it be noted that if it would be something that the applicant would be amenable to with the notation that all other standards of the Ordinance be met. There are some internal elimination

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requirements in the sign code that are also required to be met.

Mayor Molder asked what the difference was between where we are and where the applicant started with this request. He is looking at the perspective, being considerate of the multiple variance requests, and the setting of a precedence. Mr. Brass explained the process. When the request initially came in, it was a flat facade, with no articulation, and limited glazing. Mr. Brass also stated that they added a canopy bump out, that adds a pedestrian element to the site. They are not asking for a deviation for parking, as a principal use. Staff would feel comfortable with the request, it has come a long way. It meets the overarching of the standards of the Ordinance. He also stated that there is a sign deviation for the wall-mounted signage. Mayor Molder stated that he had conversations with Walmart early on, and they were intentional about wanting to work with the city. He asked, about sidewalk connectivity. Mr. Brass discussed the sidewalks. Mayor Molder asked (the sign at the entrance) at Honey Farm Way. Is that correct. Mr. Brass gave directives to the current sign. Mayor Molder asked about the size. Mr. Brass stated that it would exceed the number, and the maximum square footage allowed. Mayor Molder stated the monument sign is sufficient as is. Mr. Brass stated that the only deviation from the monument sign would be fifty square feet. It meets the height size of ten feet. Additional discussion included deviations. Mr. Keltner discussed the increase in facade material, and the variation to the parapet at the top. These are the things they added extra that they didn't have to. The retainer wall is a nicer design. There are a few things they tried to do to offset some of the deviations that they were asking for. Mr. Sloan discussed the ordinance requirements. Mr. Brass addressed it. Further discussion included articulation and the ordinance. Vice Mayor McBroom inquired about the discussion of the side Walmart sign. Mr. Goatz explained. Mr. Brass stated to make the motion clean, we would need to know if it is going to be there or not. Vice Mayor McBroom stated that this is not your normal-looking Walmart. He also stated that he thinks it will be a plus with the two-story look. He inquired about the motion. Mr. Jake Hubbell, City Attorney, explained. The Vice Mayor moved to approve, subject to the variances being granted, the Walmart sign on the south side being removed and subject to technical comments. Mr. Goatz seconded. Dr. Martin asked for clarification, looking at the lights and turn lane on Nashville Highway. Mr. Harper explained the light connection, the wood privacy fence, different materials, durability, water lines, and working with staff. Mr. Goatz amended the motion to allow them to work with staff in reference to the privacy fence material. The Vice Mayor approved the amendment. Mayor Molder inquired about the landscape plan, and any variances in the landscape plan. Mr. Brass gave the explanation. Mayor Molder stated that the Commission is getting a better overall plan. This is a reminder that the Zoning Ordinance works to get a very good product overall, and just as importantly, get a much-needed retail center in this area of North Columbia. He stated that he was proud to support the motion. Additional discussion included the reduction of glazing. The motion to approve passed five to one with Mr. Sloan voting no.

**Item III.2. - Request from Allen B. O'Leary for Preliminary and Final Plat approval with surety at [Tax Map 89 Parcel 41.14 off N. James M. Campbell Blvd.](#)**

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Mr. Goatz read the agenda item. Mr. Robert Archibald presented the details of the staff report. Mr. Goatz inquired about the roads, being built to the standards of the City. Mr. Harper gave the details. Mr. Goatz inquired about a traffic study. Mr. Harper discussed the traffic study. Discussion included the owner's permission letter, the right of way, wall removal, and conforming to the Ordinance. Mr. Goatz moved to approve subject to technical comments, and Dr. Martin seconded. The motion to approve passed six to zero.

**Item III.3. - Request from Julia Lannon for Preliminary and Final Plat approval with surety of Columbia Commons subdivision located at [115 S. James M. Campbell Blvd. and Nicholas Long Drive.](#)**

Mr. Goatz read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff report. Discussion included water availability. Mr. Goatz moved to approve subject to technical comments, and Mayor Molder seconded. The motion to approve passed six to zero.

**Item III.4. - Request from Preston Ayer for Preliminary Plat and Site Development Plan with Alternative Performance approval of a new outparcel at [800 S. James M. Campbell Blvd., being a portion of Tax Map 100N Group L Parcels 6 and 7.](#)**

Mr. Goatz read the agenda item. Mr. Austin Brass gave the details of the staff report. The location of the request will be in the parking area. The enfrontment requirements must be met. Wyatt Woeltje, Principal of Highland Capital, Preston Ayer, SWS Engineering, Civil Engineer, were present to answer questions. Mr. Goatz repeated the request for clarification. Mr. Brass stated correct. Discussion included sidewalk requirements, connectivity, walkway, pedestrian safety, Bath & Body, Wing Stop, curb ramps, internal drive, access easement, Shadybrook Street, northside, southside, allowing continuous connectivity, and future cross-walk connectivity. Mr. Brass gave the details in reference to the future sidewalks. Mr. Keltner explained the Ordinance. Mr. Goatz stated in this item it is whether or not to grant the Alternative Performance, with the sidewalk allowance. Mr. Brass stated correct. Mr. Goatz inquired about the connection down to James Campbell Blvd., for clarification. Mr. Brass stated, correct. The five-foot sidewalk with the five-foot planter strip, then, after Shadybrook, the five-foot sidewalk with the five-foot planter strip. He explained the process. Further discussion included setting precedence, PUDE, sidewalks requirements, enfrontment, internal drives, tenant space, the intentions, the mall is existing, having connectivity with whatever is there, road standards, future to be developed, site walkability, and revitalization of the mall. Mr. Wyatt Woeltje introduced himself and discussed trying to make a positive impact. Mr. Preston Ayer expressed his excitement about working on this project. He discussed what the owner was feeling about the sidewalks, and safety concerns, pedestrian safety, the raised crosswalks and future connectivity. Mr. Ayers stated that they are dedicating an easement. Mr. Goatz asked if a raised crosswalk would be warranted on the south side as well. Mr. Ayers stated that he didn't know if you would do a raised crosswalk across those, and he further explained. Mayor Molder

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asked if the Commission could require future parcel development to be a part of that to be sidewalk connectivity to be connected to where the sidewalk would end. Mr. Brass explained the challenge with that. Mr. Keltner explained how the ordinance reads. Mr. Goatz discussed bringing it in to conformance. Mr. Ayer stated that they are not planning to sell the property, and they do not want to place sidewalks and have to tear them back up because they will be doing construction on these sites. Mr. Brass discussed the plan that was received today. There was additional discussion on the sidewalk, walkable community, creating opportunities, cost, current property lines, taking away space, existing conditions, right-of-way, and modifications. Mr. Goatz inquired about the entrance and sign. Mr. Ayers explained their sign improvement process. Mr. Goatz asked for confirmation that there was no way to put the sidewalk on the site. Mr. Keltner discussed the future sidewalk limitations. Mr. Sloan stated that the Commission needs more information before making an informed decision. Further discussion included creating an additional parcel, the options, and design. Mr. Goatz stated that the options at this point would be that the Commission could approve it with the variance that they are, or defer it to see if there are some options for sidewalks. He also stated that it means more to him to know that it is not feasible to grant a variance, than to grant a variance because we don't want to. Mr. Brass stated that it is a good point. Additional discussions included sidewalk, the parcel, the Valvoline would have to have a pedestrian connection, and inter-connecting. The concept is to require walkable connectivity. Mr. Ayers stated that what he is willing to do with the Valvoline lease is to require sidewalk connectivity with that request. Mr. Brass stated keep in mind this is a private lease, and the City could not oversee it. Mayor Molder stated that the Commission could not oversee the private lease, but the Commission could make the approval of this appeal contingent upon, well you may be right. Mr. Brass stated legally it would be challenging. Mr. Ayers stated that he is correct, his hope is that they have shown that they want to do good for the City. Mayor Molder stated at the end of the day that these guys are clearly invested in this site. They are going to want connectivity. They are going to require connectivity from their tenant, because they are going to know that it is going to be better for their property as a whole. They are putting sidewalk access into a building that would provide immediate walkability from a new outparcel that is going to have four tenants, maybe five, to the major property that has the bigger one. He also stated that the request is one that he can support. Mayor Molder moved to approve the request for Alternative Performance subject to technical comments, and seconded by Mr. Shannon. Vice Mayor McBroom asked about the options. Mr. Goatz stated that the options are approve, defer or deny. Mr. Ayers stated that he has timelines with the tenants. If they are denied or deferred, it is possible that these tenants may not come. Vice Mayor McBroom stated that the Commission is voting on connectivity rights. Mr. Goatz stated that on this item the Commission is voting to allow them to not put the sidewalks. Mayor Molder stated to the locations that have not been developed as opposed to a location that is currently developed as we speak. Mr. Goatz discussed the sidewalks, and the future. Mr. Brass stated that the Commission is not able to condition the future, and he discussed future use. Mr. Woeltje stated that they would be willing to provide the crosswalks, and he

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explained what they are currently doing. The motion to approve passed four to two with Vice-Mayor McBroom, and Mr. Goatz voting no.

**Item III.5. - Request from James Thomas for Alternative Compliance approval of a new outparcel at 800 S. James M. Campbell Blvd., being a portion of Tax Map 100N Group L Parcels 6 and 7.**

Mr. Goatz read the agenda item. Mr. Austin Brass gave the details of the staff report. The applicant is requesting not to provide the amount of required glazing. However, they have proven that they can meet the twenty-five percent glazing. Mr. James Thomas was present to answer questions. Discussion included the proposals, the material, and the parapet. Mr. Sloan explained the differences between EFIS and traditional stucco. Mayor Molder asked for a point of clarification on the slides being shown. Mr. Keltner gave an explanation of the different views provided. Mayor Molder stated the glazing difference on the backside is significant. Discussion included the glazing issue, backing up to a retaining wall, enfronting a drive section. Without glazing, you would see the back of tenant spaces, code requirements, less glazing proposing, requirements, storefronts, and landscaping. Mayor Molder stated that on the glazing issue he is amenable to it. He thinks the Commission should not give in on that. You get a better product in the long term. Mayor Molder moved to approve the Alternative Compliance as it pertains to their rear elevations and glazing requirements, but to deny the application as it pertains to building material requirements, subject to technical comments. Mr. Sloan seconded. Mr. Brass asked that he would be specific in regard to the EFIS section because they do meet the brick requirements. Mayor Molder stated approve the Alternative Compliance request for any building material section that is not adhering to the ordinance. Mr. Goatz stated to confirm the motion is to approve the glazing and allow them to amend the EFIS to conform to the ordinance. Mayor Molder stated that it is to disallow them from going around and the EFIS requirement. Mr. Brass stated that this seemed like a very fair motion, and he explained why. Mr. Sloan inquired about the doors. Mr. Brass stated that it was something staff did have significant concerns about. Wanting to ensure that the doors do look like true entrance doors instead of being metal. Mr. Sloan amended his second, and the Mayor amended his motion to require glass rear doors in addition to everything else previously articulated. James from M. J. Architect, stated that it might be confusion with the material. They are proposing authentic stucco on the bottom elevation where it has the rear reduced glazing opposed to the one above that would be stucco applied over traditional masonry. The only area where they would propose stucco be applied over sheaving would be on the elevation facing the parking lot, where structurally it wouldn't make sense to do. He further explained the proposal. Mr. Brass stated that staff didn't bring the stone up. What he is hearing is the front elevation that is being proposed is going to be true stucco over CMU block. Mr. James stated yes. Mr. Brass stated that when it comes in for permit staff will see the details. Mr. Sloan stated that on the main entry side you will have sheathing Lath material. Mr. Thomas stated correct. Mr. Sloan stated that the motion would need to be amended because there is no EFIS. Mayor Molder stated that the only Alternative Compliance that they are requesting

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is relative to the stone material that staff suggested. Mr. Brass stated that it would be the doors and the glazing. Mayor Molder made the motion to approve the request for alternative compliance relative to the glazing on the rear elevation and also requiring the doors to be glass doors. Mr. Sloan seconded the motion. Vice Mayor McBroom stated this is what we are looking at the glass doors. Mr. Goatz replied yes. Mr. Sloan stated that there is a functionality to it and he explained. The motion to approve passed five to one, with Mr. Goatz voted no.

**Item III.6. - Request from Josh Rowland for Annexation with a Plan of Services and Rezoning to CD-4C (General Urban Corridor Character District), CV (Civic District), and CD-3 (Neighborhood Character District) of 1754 Hampshire Pike, consisting of 104 acres at Tax Map 88 Parcel 71.01.**

Mr. Goatz read the agenda item. Mr. Austin Brass presented the details of the staff report. Staff received a conditional water availability letter. Mr. Josh Rowland, Leo Espelet, Shawn Henry with Kimley Horn, and Mark Hanson of CLQ Land, were present to answer questions. Josh Rowland presented handouts and gave a presentation to the Commission. Mr. Leo Espelet discussed Traffic Analysis. Mr. Mark Hanson gave an overview. Discussion included traffic lights, negotiating with CPWS, Rutherford Lane, four-way stop, commitment, conditional water availability letter, the will serve letter from Water, full traffic study, studying and working with the City. Mr. Espelet discussed the investment, the approximate project schedule, and water improvement. Mr. Goatz asked for clarification of the picture slide. Further discussion included safety measures, traffic concerns, collector road, road network, median, conversations with CPWS, full traffic study, illustrations, Hampshire Pike beautification, sales pitch, and street connections. Vice Mayor McBroom stated that this is what he has been wanting, but he feels that there are questions needing to be answered on the front end. The Vice Mayor stated that pulling out of this place in front of the DMV would be tough. Mr. Rowland said that this is why they have shown heavily improved roads with turn lanes, and safety improvements. He also stated that as Mr. Hanson stated they have to start now to find out all the answers. They are committed to working in the best interest of the City. The Vice Mayor stated that there are just questions that need to be answered before the Commission just annexes something. Mr. Espelet gave clarification on some of the questions. They have to have a discussion with TDOT to make sure the frontage is safe. Mr. Goatz stated here was his problem, and he loved the plan. The Commission has a water availability letter, and he understands the presentation projecting about four years out. But one of the Commission criteria items is not available today. He referenced the water availability letter. Mr. Rowland discussed the letter, and the risk being on them and not the Commission. Vice Mayor McBroom agreed with the Chairman, and he discussed it. Mayor Molder stated point well taken, but isn't it that they are taking the risk of water availability not being there. He further discussed the process, and the water letter being conditional. Vice-Mayor McBroom discussed retail. Mayor Molder asked Mr. Keltner for clarification in reference to moving forward. Mr. Keltner discussed the next steps, should it move forward, the next steps. Mr. Goatz discussed his interpretation of

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the letter. Mayor Molder stated that this is the first conditional letter that the Commission has seen, because currently there are ongoing conversations with CPWS. Mayor Molder moved to defer until the Commission gets clarity from CPWS, the City Manager, and Mr. Keltner's Office, since the Commission will be seeing more and more of the conditional letters. By this being the first letter the Commission has seen, that is the logic of his motion. Vice Mayor McBroom second. The motion to defer passed five to one with Mr. Goatz voting no.

Other Business

Mr. Goatz would like to ask staff to look at the glazing front section or facing a building on a thoroughfare now that the Commission has had a couple of issues come up, and the Alternative Performance. Mr. Keltner stated that the Commission had just gone through the review of the documents. Mr. Keltner discussed the placement of this case. He also stated that there are other entities that meet the required glazing. Mr. Goatz discussed the criteria item and what it was designed to be, and it not being a variance request, and what they would give in exchange. Mr. Brass discussed substantial glazing. Mayor Molder discussed the possible consequences. Maybe it is to let staff have another conversation to see if they have recommendations. Mr. Sloan discussed the purpose. Mr. Brass discussed blank tint and film over the glass, and seeing unique products. Mr. Sloan discussed functionality. Mr. Keltner stated that he thinks that the Ordinance is doing a lot, and it has to be good reasons to deviate from that, and working with Mr. Sloan on this with his expertise.

Adjourn

There being no further business to discuss, Mayor Molder moved to adjourn, and Vice Mayor McBroom seconded the motion. The motion to adjourn passed six to zero. The meeting adjourned at 6:34 pm.

  
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Planning Commission Chairman,  
Charlie Goatz

5/14/2025  
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Date