

May 14, 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 Commission Member, Dr. Christa Martin; Planning Commission Member, Mayor Chaz Molder; Planning Commission Member, James Shannon; Planning Commission Member, Vice Chairman James Sloan; Planning Commission Member, Nancy Williams.

Other Attendees: Mr. Robert Archibald, Principal Planner; Mr. Austin Brass, City Planner; Mr. Ryan Filipkowski, Wastewater Engineer, Mr. Glenn Harper, City Engineer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Paul Keltner, Director of Development Services; 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 order of the meeting and the process for speakers to be heard.

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

Chairman Goatz read the agenda item for Acknowledgement of official Communications. Mr. Paul Keltner, Director of Development Services, gave the details of the report. There was only one item on the City Council agenda, Ordinance 4547.

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

Mr. Goatz moved to approve the minutes, and Vice Mayor McBroom seconded. The motion to approve passed with a vote of seven to zero.

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

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

Dr. Martin questioned the highlighted item in the list. Mr. Harper stated that it was probably highlighted because staff were in action with this one. The highlight was inadvertently left on in the process.

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Consent

Mr. Goatz read all five consent items. There was no discussion to remove any item for discussion and Mr. Goatz moved to approve all five consent items subject to technical comments, and Mr. Shannon seconded the motion. The motion to approve all five items passed seven to zero.

Item II.1. - Request from Jansen Dakin for Final Plat approval of Honey Farm Crossing Lot 1 located at 2240 Nashville Highway, being a portion of Tax Map 51 Parcel 58.

Item II.2. - Request from Jacob Vincent for Final Plat approval with surety in the amount of \$120,000 for Bear Springs Phase 1B located at 1449 Rock Springs Road, being a portion of Tax Map 92 Parcel 12.05.

Item II.3. - Request from Davide Tocci for Final Plat approval with surety in the amount of \$145,000 for Bear Creek Overlook Phase 3 off Merkel Road, being a portion of Tax Map 72 Parcel 53.

Item II.4. - Request from Curt Harakas for Final Plat approval with surety in the amount of \$175,000 for Bullock Street Townhomes located at 600 Bullock Street, being Tax Map 89M Group A Parcels 20 and 20.01.

Item II.5. - Request from Wilson & Associates for Final Plat approval with surety in the amount of \$455,000 for Hillcrest Village Subdivision at Tax Map 113 Parcels 80.51 and 80.53 off Pulaski Highway and Peaceful Valley Drive.

Discussion Items

Item III.1. - Request from Josh Rowland for Annexation with a Plan of Services and Rezoning to CD-4C (General Urban Corridor Character District), CD-3 (Neighborhood Character District) and CV (Civic District) of 1754 Hampshire Pike, consisting of 104 acres at Tax Map 88 Parcel 71.01.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. Goatz read the agenda item. Mr. Austin Brass gave the details of the staff report. This property is on the north side of Hampshire Pike. This application does have a condition on the water availability letter. Mr. Josh Rowland, with Kimley Horn, prepared a presentation. He gave an overview of what they were proposing. Mark Hansen with CLQ Land and Columnar Investment, discussed their perspectives. The CPWS will serve letter, sewer, traffic, requirements, and he stated that all facilities are conditional at annexation/rezoning stage. He discussed timelines, approximate project schedules

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and stated that water improvements require future growth to be planned now. He wrapped up with his conclusions.

Mr. Goatz stated that he appreciated the clarification of the permit count. He discussed the things to consider tonight: the annexation, the proposed zoning and whether it meets the criteria. He also stated that there is a grocery store that is within three miles, which is the Food Lion store. Mr. Goatz stated that the water availability letter is still a concern, funding being one, and the criteria item states that adequate water supply be available. He also stated that interpretation could differ. Vice Mayor McBroom stated that he is excited about this project, but some hurdles have to be done first. He also stated that the applicant can do a traffic study. There are a lot of concessions that might not happen. He also stated that he would rather see this come in as a PUD, but he doesn't know if this could happen. Further discussion included this is a big project, selling, water, traffic, largest or next to largest subdivision in town, justification, clarification, and the process. Mr. Goatz moved to deny based on 8.5.19F. and 8.5.20, seconded by Mr. Shannon. Mayor Molder discussed the vice-mayor's point, in the CD-4C commercial development is required. He also stated that he raised the point because this is an example where we now have the ability to confirm that it would be commercial if we approve the project. Mr. Brass gave the clarification of the process to get the CD-3 along the arterial corridor. They would have to ask for either a CD-4 or CD-4C. Additional discussion included phasing, concept plan, traffic study with the request, infill growth, growing the right way, growth at Columbia State, ongoing conversations with CPWS, legal perspective of the conditional letter, and growth. Vice Mayor McBroom discussed ongoing projects, the addition of the lights, easements, improvement locations, the need for more answers on this side of the project, and following through. Mr. Goatz recapped the motion to deny with a second by Mr. Shannon. The motion to deny passed seven to zero.

Item III.2. - Request from Louis Sloyan for Annexation with a Plan of Services and Rezoning to CD-3 (Neighborhood Character District) off [Lasea Road, being Tax Map 73 Parcel 17.02.](#)

Mr. Goatz read the agenda item. Charles Rush, Principal Planner, gave the details of the staff report. He discussed the water letter, and referenced 8.5.20.F criteria. Mr. Goatz stated that there were no wastewater comments. Ryan Filipkowski stated no concerns. Mr. Louis Sloyan was present to answer questions. The Vice-Mayor stated that you have water availability, but if you want to build a house you will have to sprinkle them. Mr. Sloyan stated that his understanding from the water availability letter was that they would either have to sprinkle it or wait for the water line upgrade, or participate in the water line upgrade. Vice Mayor McBroom stated that you go ahead and upgrade the water line. Mr. Sloyan stated yes. Vice Mayor McBroom stated discussed going from County to City road. Mr. Keltner stated that it is all county road. He stated that the conversation on that was the ability to take maintenance and ownership of the road. It is difficult to do when the city doesn't own either side. Additional discussion knowing the condition of the county road, and concerns. Mr. Harper, City Engineer, gave an update

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on the road. Mr. Goatz referenced criteria 8.5.20 and 8.5.19, and he inquired if there had been communications with the county highway representative. Mr. Sloyan stated that they were waiting until after the Planning Commission. Mayor Molder asked Vice Mayor McBroom regarding the water letter that you referenced here, that you seem to be more comfortable with than the previous agenda item. He asked is that because this water letter has three specific tasks that could be performed in order to make the water flow adequate that they have within their ability to do. The Vice Mayor stated, in his opinion, they could start theirs today, not maybe 2028, as long as they sprinkle it. Mayor Molder stated because they have one of the three options. Vice Mayor McBroom stated that they have three options and that's no guarantee. Mayor Molder stated then why did one water availability provide options, and one water availability letter did not. Mr. Keltner stated that they both have the improvement options in them. One was conditional in the capacity which was the previous one, and this project they are saying that they have the capacity to fill the need for the thirty-one lots. Mayor Molder asked how they have the capacity for one and not the other. Mr. Goatz stated good question. We would be left with assuming its because it is a maximum of thirty-one lots. It could be designed were you could get a few more than that, but no more than four units per acre based on the zoning request. No more than forty-eight max could be put there. Mayor Molder stated that there needs to be consistency. If there is not consistency, we will start losing good projects and good products. He also stated that he will be having a meeting this week with CPWS, and this will be on his agenda to discuss. He stated that he felt that it is unfortunate the situation that it is putting certain folks in. Vice Mayor McBroom also discussed consistency from Columbia Water. He stated that they are not going to give out a partial amount, they want to do it all or nothing. He also asked Mr. Keltner to confirm, since he was at the meeting. Mr. Keltner stated that they were there, and there were a lot of things discussed. He stated that he thinks they have a good handle on their remaining capacity. They were straight forward with them, and almost any annexation that is going to be severely deficit that remaining capacity will have the conditional letter. They are protective of the amount of capacity that they have left. He also stated they are tracking numbers and seeing where they are at with a timeline. Mayor Molder discussed the problem and capacity numbers. Mr. Keltner stated that they are tracking those with active water availability letters. The numbers that they are putting are the numbers that they have in their system. Mayor Molder discussed Trotwood for an example. Mr. Keltner further discussed their tracking. Mr. Goatz discussed Mr. Douglas Toney, Assistant Engineer, tracked the active units, and the number of permits per year. Mr. Goatz moved to deny, and Dr. Martin seconded. Mr. Sloyan asked if the concern was more about the water in the area, or if it were other concerns. Mr. Goatz stated annexations are a privilege, not a right with the pipeline. The Mayor pointed out some focus potentially on infill growth, and he is not sure that the timing of the annexation is now. Vice Mayor McBroom stated that he didn't want to lose a good project, and he discussed his status. Mr. Keltner asked for clarification on the motion. Mr. Goatz stated that his motion was based on 8.5.20F.4, and Dr. Martin stated that her second was good. The motion to deny passed four to three with Vice-Mayor McBroom, Mayor Molder, and Mr. Shannon voting no.

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Item III.3. - Request from Cindy Sims for Site Development Plan revision approval of The Crossings multifamily development at 225 Tara Court, located at Tax Map 75 Parcel 34 off West Burt Drive and Columbia Rock Road.

Mr. Goatz read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff report. He gave the history of this request. This is a final build-out. Ms. Sims was present to answer questions. She gave the details of their request. The discussion included the developer, engineering, buffers, commitments for donation, the letter of intent from the estate being signed, settling the estate, fence, trees, neighbors selling the unit, and making money for the people the Center of Hope serves. Mr. Brass stated that the staff placed a notice sign at the entrance of the property. Additional discussions included fencing, drainage ponds, run-off, the city could go after the HOA, and the HOA could go after the developer. Mayor Molder discussed his support of the request. Mayor Molder moved to approve, seconded by Dr. Martin. Mr. Goatz stated that we were not required to send letters. Mr. Brass stated that a sign was put out to notify the neighbors. Mr. Brass discussed the site plan, the heavy tree growth, and the culture was different in 2004. Mr. Harper agreed. The Commission asked if there was a way to condition/waiver for the benefit of the nonprofit. Mr. Jake Hubbell, City Attorney, stated that he didn't think the Commission could condition their decision for the benefit of the nonprofit. If that was the concern, the Commission could possibly defer it, or Ms. Sims could work with the executor to get something binding with the letter of intent if you wanted to see that. He also stated the he doubts, since they have a letter of intent, that they will back out at this point. It is not a situation where the developer could walk away clean. Ms. Sims stated that there is going to have to be a lot of work for the grading to be done. She also stated that this is wonderful for the Center of Hope, and it is also wonderful for the people that live there. There are some things that were left undone that really need to be fixed, and they would like to do that. Mr. Goatz inquired about the parking. Mr. Brass discussed parking. Additional discussion included fire turnaround. The motion to approve passed six to zero with Vice Mayor McBroom abstaining.

Item III.4. - Request from Michael Sandifer for a Preliminary PUD Master Plan recommendation for the construction of a telecommunications tower on the site of Christ Our Savior Church at 2494 Nashville Highway, being Tax Map 51 Parcel 7.01. THE APPLICANT IS REQUESTING A DEFERRAL

Mr. Goatz read the agenda item. The applicant requested a deferral. Mr. Goatz moved to defer, seconded by Mr. Shannon. The motion to defer passed seven to zero.

Other Business

There was no further business to discuss.

Adjourn

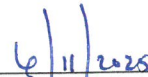
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Mr. Goatz moved to adjourn with a second by Mr. Shannon. The motion to adjourn passed seven to zero. The meeting adjourned at 5:29 p.m.



Planning Commission Chairman,
Charlie Goatz



Date