

March 12, 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 4:00 P.M. 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, Mayor Chaz Molder; Planning Commission Member, James Shannon; Planning Commission Member, Vice Chairman James Sloan.

Absent were: Planning Commission Member, Dr. Christa Martin; 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. Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Mr. Charles Rush, Principal Planner; Mrs. Melissa Sanders, Planner I; Mr. Douglas Toney, Assistant City Engineer.

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

Chairman Charlie Goatz welcomed the guests and applicants to the meeting.

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 Acknowledgment of Official Communications of the Columbia City Council on Annexation and Zoning.

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

Mr. Shannon moved to approve the minutes with Mr. Goatz seconding. The minutes were approved with a vote of 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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Item II.1. - Request from Allen B. O'Leary for Final Plat approval with surety in the amount of \$190,000 of Williamsport Landing Phase 3 consisting of 28 lots off Williamsport Pike at Oak Springs Drive, being a 12.66 acre portion of Tax Map 88 Parcel 51.05.

Mr. Goatz stated that there was one item under consent, and he had a question about it. Mr. Goatz read the agenda item. Mr. Goatz inquired about the DRC comments. There was an FYI statement there from CPWS, and he just wanted to note that the Commission had taken it under consideration and reviewed it. Mr. Robert Archibald discussed the request and the process. He stated that all the comments were adhered to. Mr. Goatz stated that the comment was there, but it is not a criteria item that the Commission could base any decision upon, since the plat conforms to the Ordinance. Mr. Goatz moved to approve subject to any DRC comments, and Vice-Mayor McBroom seconded the motion. The motion to approve passed five to zero.

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.
THIS ITEM HAS BEEN WITHDRAWN.**

Mr. Goatz read the agenda item. The applicant has requested to withdraw. Mr. Keltner confirmed. Mr. Goatz stated that with this item being withdrawn there is no need for public comments or public voting.

Item III.2. -

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.
THE APPLICANT IS REQUESTING A DEFERRAL.**

Mr. Goatz read the agenda item. The applicant requested to defer. Mr. Keltner deferred to Mr. Brass, the case planner for this project. Mr. Brass gave the details. The primary reason for the deferral is architecture. Mayor Molder stated that he has had conversations with the applicant, and he inquired about the purpose of the applicant being here next month if it is to explain what the variances are going to be. Mr. Brass stated that it is. He referenced the proposal for a monument sign, and a freestanding sign proposal. Mr. Keltner stated that a lot of this started with staff making the applicant aware that a representative would need to be present at the meeting. Additional discussion included glazing, staff discretion, the challenge, PUD, minor architecture

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deviations, 70 percent glazing, site development, and alternative compliance. Mr. Keltner stated if the applicant had met everything the request would still come before this body. Further discussion included concerns, commercials, new zoning code outlining standards, quality, and design standards. Mayor Molder stated that Walmart was not complaining. They were very complimentary of staff. Mayor Molder moved to defer, and Vice-Mayor McBroom seconded. The motion to defer passed five to zero.

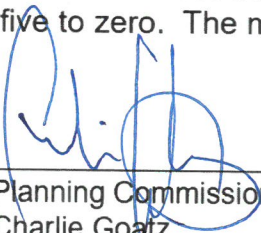
Other Business

Mr. Joshua Moore, 360 Taylor Landing, shared a handout. Mr. Moore expressed his concerns about Taylor Landing, Meritage Homes, the bonds, violations, building safety regulations, landscaping failure, topsoil issue, and the City of Columbia.

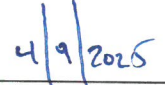
Vice Mayor Molder asked if the \$350,000 could be used to help with some of the problems. Mr. Harper stated that the letter of credit takes care of all of the construction for the project. Vice-Mayor McBroom asked when staff would enforce it. Mr. Harper stated staff give them plenty of notice, and the ability to do it. It has been through the winter, and they were asking for better conditions to do some of the work. They can give the notice for 30, 60, 90 days, and then they can call for a letter of credit if need be. The Vice Mayor stated that he was leaving that up to the staff. He was trying to let Mr. Moore knows the process. He also stated that the electrical things the City is not responsible for that. The state has their own inspectors for that. He further discussed the requests.

Adjourn

Mr. Goatz moved to adjourn, seconded by Mr. Shannon. The motion to adjourn passed five to zero. The meeting adjourned at 4:26 p.m.



Planning Commission Chairman,
Charlie Goatz



Date