

July 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 4:00 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 Member Chairperson, Charlie Goatz, Planning Commission Member, Vice-Mayor Randy McBroom; Planning Commission Member Dr. Christa Martin; Planning Commission Member, James Shannon; Planning Commission Member, Vice Chairman, James Sloan; Planning Commission Member Ms. Nancy Williams.

Absent Was: Planning Commission Member, Mayor Chaz Molder.

Others Attending: Robert Archibald, Principal Planner; Austin Brass, City Planner; Ryan Filipkowski, Wastewater Engineer; Glenn Harper, City Engineer; Jake Hubbell, City Attorney; Jeremy Humphrey, Planner II; Thad Jablonski, Asst. City Manager; Paul Keltner, Director of Development Services; Tony Massey, City Manager; Sandra Richardson, Recording Secretary; Charles Rush, Principal Planner; Melissa Sanders, Planner I; Douglas Toney, Assistant Engineer.

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

Chairperson Charlie Goatz welcomed the visitors and discussed the rules of conduct. He also acknowledged that Mayor Molder lost his mother and will not be present tonight, and the Commission has a heavy heart over that.

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

Mr. Goatz read the agenda item. 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**

Mr. Goatz called for the review of the minutes. Mr. Goatz moved to approve the minutes and Mr. Shannon seconded. The minutes were approved six to zero.

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

Mr. Goatz called for a review of Bond 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.

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### Consent

Chairman Charlie Goatz made a motion to rearrange the agenda. His motion was to move the consent item down to a discussion item for discussion, and he also motioned to move Item 8, Double Branch Road, to the second item for discussion. Dr. Martin seconded the motion. The motion passed six to zero. Mr. Goatz stated that the agenda had been amended.

### Discussion Items

#### **Item III.1. - Request from Wyatt Woeltje for Final Plat approval of Columbia Mall Lot 1 located at 800 S James M. Campbell Blvd. being Tax Map 100N Group L Parcel 6.**

Mr. Goatz read the agenda item. Mr. Robert Archibald gave the details of the staff report. Mr. Wyatt Woeltje was present to answer questions.

Mr. Steve Bostelman and Ms. Druann Weir spoke about the neighboring properties, connectivity, shared history, and asked the Planning Commission to require left-turn access to be extended, lack of connectivity to the mall, concrete barrier, and they need access to open.

Mr. Will Holshof stated that he is the new owner, and he was unaware of the wall. They believe access is access. Mr. Allen O'Leary, WES Engineers and Surveyors was also present. Mr. Goatz stated for clarification that the City ordinance requires an access management plan, and the Commission has an engineering recommendation to continue and extend the PUDAE connection. He stated that the connection has been in existence. Mr. Goatz moved to approve subject to technical comments, including the engineering comments that the PUDAE access be extended to the adjacent lots. He asked if it was sufficient to include the reference access that the applicant wants to not allow that the Commission deems that is needed. Mr. Keltner stated yes, it sounds like you are looking to approving it and carrying forward the regulations for Access Management. Mr. Goatz stated and included that access be maintained that has been in existence for a long period of time. There was a second by Dr. Martin. Mr. Shannon stated you are talking about leaving that access open. Mr. Goatz stated that talking about making that access remain accessible to the adjacent property line. Mr. Sloan inquired about the maintenance of it. He asked if it would be City property at that point. Mr. Keltner discussed the mis-information floating around about roads that the applicant had not requested. He also stated that this request is for an easement. This is a plat access easement. Chairman Charlie Goatz called for the vote. The motion to approve passed six to zero.

#### **Item III.2. - Request from Nick Moran for Annexation with Plan of Services approval including a Comprehensive Plan Land Use Designation Amendment from Rural Transition to Suburban Neighborhoods with the default zoning designation of CD-3L (Neighborhood Large Lot Character District) for property at Tax Map 67 Parcel 1 located off Double Branch Road.**

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Mr. Goatz read the agenda item. Mr. Charles Rush, Principal Planner, gave the details of the staff report. The applicant is requesting a CD-3L zone. He discussed sections of the zoning ordinance.

Chairman Goatz asked for non-repetitive comments from the citizens due to the large crowd.

Debbie Boehms, 2291 Double Branch Road, strongly opposed the request for the comprehensive plan amendment and the annexation. Concerns include the said property is higher in elevation, runoff water, blasting, bridge, creek overflowing, and needing connectivity before asking for annexation.

Mr. Jerry Lassiter, 2251 Double Branch Road, strongly opposed the request. His concerns included not knowing the property use, schools already overcrowded, and the need for more money and more schools.

Mr. Kevin Shepherd declined. Ms. Sabine Barnett, 2632 Double Branch Road expressed concerns about the land, amendment, rural nature, being against the proposal, it lies outside the city limits, wildlife, inadequate infrastructure, sewer lines proposal under the creek, requirements, traffic, and all the permits being taken care of if it is approved.

Mr. James Maize, 2111 Double Branch Road, concerns are where it stops, confusion in the continued planning for Columbia, connective Columbia, the UGB is not accurate, protective, if you go through with this request, where does it end, environmental level, protecting species, pump the brakes and do it right, impact to Rutherford Creek, Duck River, and be good stewards.

Chairman Goatz stated that the Commission had heard the concerns about run-off on Double Branch Road, the school capacity, and non-conformity with the comp plan.

Mr. Phil Davis, 2148 Double Branch Road, expressed concerns about taking away the barrier between the City and the residents, walkability, concrete bridges, the bridges can't hold the heavy equipment, and the community is supposed to be protected by the zoning.

Russ Tether, 2928 Beeswax, shared concerns with connectivity, making it a thoroughfare, traffic, narrow roads, parking, emergency vehicles getting through, traffic study, houses are close to the road, and the road was not designed to be a major thoroughfare.

Tracie Davis, 2148 Double Branch Road, expressed concerns with the crack in the ceiling, dry wall plaster falling off due to blasting, paying for the upkeep of her home, it is not roads going up it's the homes,

traffic, as a board consider their way of life as well.

Suzanne Goolsby has lived there over forty years, and stated that the bridge cannot take any more traffic, semi-trucks are now using their roads, small lots, cut through traffic, and they don't want it.

Michael Biscotto, 2735 SwarmCourt, in Honey Farm, expressed concerns with the traffic, the narrow road, no line in the middle of the road, one-sided sidewalk, losing space, and looking somewhere else.

Ms. Joy Youngdale, 2947 Beeswax, shared concerns about safety, the narrow street, school capacity, the Honey Farm Way has one street exit, and she opposes this request.

J.T. Ward, 2215 Double Branch, shared concerns about it being a terrible spot with a

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huge hill, thick forest, no need for new homes, water issues, what Columbia will look like thirty years from now, it is protected now, and leaving it protected.

Mark Phelps, 2316 Double Branch Road, expressed concerns with ditches carrying runoff, annexing a lot of the area, will taxes go up, most people don't have city plumbing, will they have to have water added, sewage, costs, and he would like to see the area stay the way it is.

Mr. Brass addressed mobile home parking. The use that the applicant is requesting will not allow a mobile home park. He stated that what Mr. Russ alluded to was the future land use policy. The comprehensive plan did have this area protected.

Mr. Greg Gamble was present to answer questions. Mr. Gamble stated that they believe that their request would be consistent with Suburban Neighborhoods designation. He gave a presentation of his request. He discussed additional access points, bridge connections, lot sizes, buffers, open space, the previous plan, gravity flow, pump station, installation of the traffic signal, and being a part of the solution.

Mr. Goatz discussed the comp plan process and conformity.

Mr. Goatz moved to deny the request based on 8.5.19.H Item 8. This rezone is not consistent with the comp plan; there was a second by Mr. Shannon.

Vice-Mayor McBroom stated that he talked with the Road Superintendent, Ken McKee, and he stated that he would help the City however he can. Nobody has contacted him in reference to Double Branch Road. He also stated that he thinks there should be a traffic study before this is annexed if it is approved. He said he knows that there is a lot of traffic there, but the main issue is the water. Maybe we will have water at the end of 2028. He does not feel comfortable annexing something when it says adequate facilities. We hope to have adequate water. It is nothing you can do to make the water right, you cannot put it in line. He doesn't see how the Commission could annex, and the City doesn't have water for it.

Mr. Goatz stated in clarifying the motion, the motion was to deny based on 8.5.19.H the item not conforming to the comp plan. The motion to deny passed six to zero.

Mr. Keltner stated that he wanted to point out that this was a recommendation. This item can move forward to City Council with the recommendation. He also stated that due to public notice changes, the City staff will need to advertise these tomorrow. If Mr. Gamble wishes to move forward, please let staff know. Mr. Goatz gave a small break.

**Item III.3. - 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](#). THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

Mr. Goatz read the agenda item. Mr. Charles Rush gave a detailed report of the staff report. He discussed Article 4.3.9E. Michael Sandifer, Project Manager, was present to answer questions.

Mr. Sandifer presented his project. Mr. Goatz stated that it needed to be addressed whether it is in close proximity to residential areas. He also asked why this Commission

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would not want to see this prior to the PUD amendment.

Mr. Rush discussed the process and guidelines. Mr. Goatz repeated the request. Mr. Rush explained that it is a PUD revision to a previous PUD. It conforms to all standards except for the NEPA report. It is a PUD, and it can ask for deviations. Mr. Brass clarified the purpose of alternative compliance. He also stated that with a PUD the use is allowed within the PUD. They are asking for the one deviation that Mr. Rush alluded to. If this tower was a straight zone situation, they, unfortunately, wouldn't have the privilege to ask for a reduced the fall zone. Dr. Martin asked for clarity in the understanding of the NEPA. The request is to do this, and then allow historic preservation, and you are expecting wildlife to happen in the future. We are going to have a requirement that the Commission will have to get a good report for these three. Mr. Rush stated that it would all be included in one packet. He explained the process. She asked about the fall zone. She also stated that you are saying that, because it is in a PUD it doesn't have to be one hundred percent, and one can modify it to allow forty-four feet. Mr. Rush stated yes, if you choose to do so, because it is in a PUD they can ask for deviations. Like Mr. Brass stated if it was in a straight zone one could not ask for anything like that. Dr. Martin asked about the FAA and no lighting. Mr. Rush gave the explanation. Dr. Martin asked about the tower height. He is not asking for a variance on that, this is just giving the numbers to it. Mr. Rush explained the tower and property line requirements. Mr. Sloan asked what if the whole thing falls, and by a straight zone what isn't allowed, there is a shed and who's allowable for this if it falls. Mr. Rush stated that parking is not seen as a structure per the Ordinance. That is not a shed, it is for trash. Further discussion included dumpster enclosure, cord tie line, and survey benchmark. Mr. Sandifer stated that in reference to the FAA, typically towers under two hundred feet do not require lighting. Mr. Goatz stated that he has concerns about granting a variance for the fallout zone from a safety concern. He also stated that he understands the breakaway points. Mr. Goatz moved to deny the request on the fact that it doesn't conform to the Ordinance. Dr. Martin seconded the motion. The motion to deny passed six to zero.

**Item III.4. - Request from Allison Corolla for Preliminary Plat and Site Development Plan approval for Trotwood Foster Subdivision off [Trotwood Ave, being Tax Map 112 Parcel 18.03](#). THIS ITEM WAS FORWARDED FROM A PREVIOUS AGENDA.**

Mr. Goatz read the agenda item. Vice-Mayor McBroom abstained. Mr. Brass gave the details of the staff report. It is zoned CD-3. The key area of concern was that Columbia Water Systems did issue a water availability letter. It is valid, and it meets the term period for the validity of the approval. Columbia Power and Water can only supply 500 gallons per minute for fire flow; however, the Fire Department did and, with this new tanker truck that the City recently purchased, can supply another 600 gallons per minute. The site plan does adhere to the Ordinance. John Bradford, 1504 Rockland Drive, expressed concerns about water, schools and infrastructure. Mr. Goatz stated for clarification on an annexation and things of that nature are critical items. They are for the Commission to review for consideration, and this one is straight zoning; the final plat is entitlement rights. Mr. Brass discussed that they are not asking for a rezone, and Foster Lane and the

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proposal to realign that road section. Ms. Allison Corolla, T-Square Engineering, was present to answer questions. She stated that she wanted to clarify that they have paid their water service fees, so their water availability has been extended through April 2026. Mr. Goatz asked for clarification on the 500 GPM. There is a letter in reference to the tanker truck from the water department with 600 GPM. It doesn't specifically address anything; sprinkling will need to be done on this. He stated that his question, is as a board of volunteers here, is that the request being asked upon us to approve whether or not it has to be sprinkled or is the Fire Marshal taking the responsibility to saying this tanker truck has enough flow capacity to meet the requirements. Mr. Brass referenced the technical review comments. Mr. Goatz stated that it conforms to all the ordinances. He asked about the traffic study. Mr. Harper stated yes, and further addressed it. Mr. Goatz moved to approve subject to technical comments, along with the applicant providing timely submittal of an as-approved plan. Dr. Martin seconded the motion. She stated that there was an attached document to Engineering about a TVA approval, and if that is a future concern. Mr. Harper explained. City Attorney Jake Hubbel stated that the Commission has one member that has abstained, and we are down to five voting members. He stated just so that everybody is clear, the by-laws for the Planning Commission state that four concurrent votes are required to approve action on any matter. Although the Commission has five members present, it still requires four affirmative votes. Mr. Goatz stated to clarify if there is a three or two vote it will fail. Mr. Hubbel stated that the motion would fail. The motion to approve passed five to zero with Vice-Mayor McBroom abstaining.

**Item III.5. - Request from Colton Dorris for Preliminary Plat and Site Development Plan approval of Hampshire Pike Steadfast Mixed Use Development located off Hampshire Pike, being a portion of Tax Map 89 Parcel 41.15. THIS ITEM WAS FORWARDED FROM A PREVIOUS AGENDA**

Mr. Goatz read the agenda item. Vice-Mayor McBroom abstained. Mr. Austin Brass read the detailed staff report. It meets all the civic requirements. This does have an active water availability letter. Staff do approve. Mr. Josh Rowland was present to answer questions. Discussion included the connection, sidewalks, traffic study, the improvements stayed the same, and traffic lights. Mr. Harper gave the details of the traffic lights and monitoring. Mr. Goatz asked about the high traffic school time, and ways to connect, and diverting away will it increase the traffic. Mr. Harper stated there is always a possibility of cut thru traffic. Mr. Brass stated that the packet does include elevation, but it is not being reviewed under this request. It is reviewed at building permit. Discussion included sidewalk requirements, walkability, at this time, the request was for townhomes, site plan submittal, the Ordinance, frontage will have a sidewalk, it is a separate issue, and it will be required in the future. Mr. Goatz asked if we were meeting the required parking. Mr. Brass discussed the Ordinance requirements and parking issues. Mr. Goatz asked: Are we guaranteed that the town homes will have a garage. Mr. Brass stated yes. Mr. Goatz asked if there was adequate civic space. Mr. Brass stated yes, it met that requirement. Mr. Goatz asked about timely submittal. Mr.

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Brass confirmed. Mr. Goatz moved to approve subject to all technical comments along with the timely submittal of the as-approved plans. Mr. Sloan seconded, and asked if we could amend the motion to double down on the elevations not being a part of this approval packet. Mr. Goatz stated yes, duly noting that the elevation reviewed here is no part of the packet except for the garage's footprint. Mr. Sloan seconded the amended motion. The motion to approve with conditions passed five to zero with Vice Mayor McBroom abstaining.

**Item III.6. - Request from Abigail Overstreet for Final Plat approval with surety in the amount of \$535,000 for Hampshire Pike Steadfast Mixed Use Subdivision Phase 1 located at [Tax Map 89 Parcel 41.15 off Hampshire Pike](#).**

Mr. Goatz read the agenda item. Vice-Mayor McBroom abstained. Mr. Robert Archibald read the details of the staff report. The request fully conforms to the preliminary plat. Mr. Goatz discussed the review for clarity. Mr. Archibald confirmed. Mr. Keltner stated that this is the Final plat at the Preliminary level. Mr. Goatz moved to approve subject to all technical comments, and seconded by Mr. Shannon. The motion passed five to zero, with Vice-Mayor McBroom abstaining.

**Item III.7. - Request from WES Engineers & Surveyors for Preliminary Plat and Site Development Plan approval of Legends at Hunters Glen, being [Tax Map 112 Parcel 18.02 located off Hunters Glen Drive](#).**

Mr. Goatz read the agenda item. Vice-Mayor Randy McBroom abstained. Mr. Brass gave the details of the staff report. The request does meet the standards of the Zoning Ordinance.

Mr. John Bradford had water concerns.

Mr. Gerald Vick, WES Engineering and Surveyor, was present to answer questions.

Mr. Goatz asked Mr. Matt Wheeler to come forward and answer a few questions about water.

Mr. Matt Wheeler, CPWS water department, was asked to address the water issue. Mr. Goatz stated that he knew that water availability addresses about 80 lots, until the water plant becomes complete, or when the connection to Trotwood is provided. Is that an accurate statement. Mr. Wheeler stated not quite. There is water availability to serve this whole project. He also stated that the 80-unit limit is built off the end existence mains through the Hunter Glen's Subdivision. Once the 80-unit limit is reached, the additional water main from Trotwood will be brought up to the connection to serve the balance of those units. They have an active water letter today to serve the project.

Mr. Goatz stated for clarification on the gallons per minute timeline of infrastructure. That will address the GPM concerns in that area. Mr. Wheeler stated that we can speak of the public water system's ability of the fire flow to meet the demand. Today the existing system can meet a little over five hundred GPM at that location. However, we do have capital projects on the books that are now falling within the funding that was approved. They have capital projects that are expected to be completed within the next three to five years that will address the south side areas, he further explained. Mr. Goatz

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reiterated the conversation and stated that the request conforms to the Ordinance. Mr. Brass stated that is correct, and he discussed the future land use of this property, and the legal right to it.

Mr. Goatz moved to approve subject to technical comments, with timely submittal of the as-approved plan, and Mr. Shannon seconded. Mr. Sloan asked about the fire sprinkler on the Foster submittal. It was a requirement of a 3600 square feet size limit. Basically, it is saying any home over 3600 square feet is required to be sprinkled. This one looks like a different form that was submitted by WES Engineering. It has a 3,000 per home square footage. Mr. Sloan asked if there is a square footage requirement on this. Mr. Keltner stated that the square footage requirement comes directly from the national fire code. Mr. Vick stated that he filled out the information. It doesn't limit the fire protection of that. Mr. Goatz stated, for clarification, the limitation would be less than the 3,600 sq. feet requirement. The motion to approve passed five to zero, with Vice-Mayor McBroom abstaining.

**Item III.8. - Request from TKC Architecture & Engineering to Rezone property at 1221 E. End Street, being Tax Map 99 Parcel 59.03 from CD-3L (Residential Large Lot Character District) to CD-3 (Neighborhood Character District).**

Mr. Goatz read the agenda item. Mr. Austin Brass gave the details of the staff report. This does meet the standards of the Comprehensive plan. Staff would recommend approval. Mr. Cole Newton, was present to answer questions. Discussion included maximum house, description, amenities, and playground. Mr. Newton stated that he had a water availability letter. Mr. Goatz moved to approve subject to technical comments, and Dr. Martin seconded. Dr. Martin stated that she wanted the commission to know that when the signs were put out, the people called and wanted to know what was going on. The citizens are looking at the signs and definitely questioning what is being done around them. She stated that she appreciates that. The Vice-Mayor stated that he would be for this project. He appreciates it, it is refreshing. The motion to approve passed six to zero.

**Item III.9. - Request from Adam Crunk, PE, for Annexation with Plan of Services approval with a requested zoning designation of CD-3 (Neighborhood Character District) being Tax Map 112 Parcel 17.00 including a Comprehensive Land Use Designation Amendment from Rural Transition to Suburban Neighborhoods for property at Tax Map 112 Parcel 17.00 and Tax Map 112 Parcel 18.02 located off Foster Lane.**

Mr. Goatz read the agenda item. Mr. Austin Brass stated that this is a unique request, and annexation of the lot might be premature. Mr. Jeremy Humphrey gave the details of the staff report. Staff finds the comprehensive plan amendment and associated annexation inconsistent with the Connect Columbia provisions and policy. Staff recommend that article 8.5.19. H.4 of the Zoning Ordinance has not been satisfied.

Mr. Ken Schriml, 1513 Heritage Drive, expressed concern with Trotwood and the amount of traffic on the road.

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Mr. Adam Crunk, Crunk Engineering, was present to answer questions. Mr. Crunk discussed the access to Foster Lane, the pump station solution to serve the property, having an annexation and water approved water availability letter. They noticed that the property to the north is zoned CD-3, working with the property owner, land use, the future land use plan, the depth is no deeper, it does not add land, consistency, access, access easements, staff's comment, and two other approvals tonight. Mr. Goatz stated that the water availability letter is presumptive to say that there is adequate water. It is who comes first on that scenario. He asked is it an accurate statement on that. Mr. Crunk stated just like Mr. Wheeler stated before 80 lots only had to do with a second water connection having to be made at Trotwood. The first 80 lots is whether or not it is Hunter's Glen, whether or not the subdivision could be served just through extension at Hunter's Glen beyond the 80 lots. It would require a new main. There are others on the books that could increase the water flow long term. Mr. Goatz discussed the additional units. Mr. Goatz discussed the items of tonight. Mr. Brass discussed the critical analysis, and no legitimate access. Mr. Goatz stated that he doesn't think the staff's premature comments was out of line. Mr. Goatz moved to deny the request, base on 8.5.19. H.4. It is not consistent with the comprehensive plan, and Mr. Shannon seconded the motion. The motion to deny passed five to zero with Vice-Mayor McBroom abstaining. Mr. Goatz stated that this is a recommendation only. The applicant reserves the right to take it on to City Council. Staff need to know quickly due to publication notices. Mr. Keltner stated by default staff will push it forward. The publication fees will take effect at that time. Mr. Keltner further explained.

#### Other Business

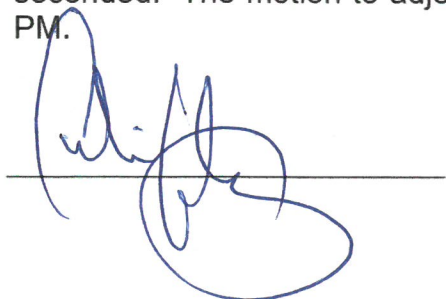
#### Item IV.1. - Residential Parking Standards

Mr. Paul Keltner discussed Residential Parking Standards. Mr. Sloan stated that it is a matter of establishing when you do the rounding. Mr. Keltner stated that staff were sharing the information, and for the next meeting they would make recommendations, and if the Commission had ideas, let staff know. Further discussion included street parking, and thinking of the psychological effects of that.

Mr. Keltner discussed Columbia Commons and access to the state road. Mr. Douglas Toney, Assistant Engineer, distributed handouts, and he highlighted the changes to TDOT's requirements, the city's recommendation to TDOT, TDOT's recommendation, the modifications, and deferring to TDOT's judgment.

#### Adjourn

There being no further business to discuss Mr. Goatz moved to adjourn, and Mr. Sloan seconded. The motion to adjourn passed six to zero. The meeting adjourned at 6:38 PM.



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Municipal Planning Commission - COLUMBIA, TENNESSEE

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Planning Commission Chairman,  
Charlie Goatz

Date