



**City of Columbia City Council  
Study Session Agenda  
January 6, 2026 - 5:30 PM**

**City Hall Council Chambers  
700 North Garden Street  
Columbia, TN 38401  
Phone: 931-560-1510**

**Chaz Molder, Mayor  
Randy McBroom, Vice Mayor  
Council Member Carl McCullen, Ward 1  
Council Member Charlie Huffman, Ward 2  
Council Member Cheryl E. Secrest, Ward 3  
Council Member Kenny Marshall, Ward 4  
Council Member Brian McKelvy, Ward 5**

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**Tony Massey, City Manager  
Jake Hubbell, City Attorney  
Thad H. Jablonski, City Recorder  
Liz Bermudez, Recording Secretary**

**Public Comments are welcome under Section 11 of the Agenda. Please sign the sign-up sheet before the meeting begins. Once recognized, you may then come to the podium and state your name and address.**

**Anyone requesting accommodations due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting.**

- 1 CALL TO ORDER/ROLL CALL.**
- 2 INVOCATION BY LEE SHADRICK OF HIGHLAND PARK BAPTIST CHURCH.**
- 3 PLEDGE OF ALLEGIANCE.**
- 4 APPROVAL OF AGENDA.**
- 5 PRESENTATIONS.**
- 6 ORGANIZATIONAL BUSINESS.**

**6.1. APPROVE THE RETIREMENT BENEFITS FOR JEREMY ALSUP, POLICE CHIEF, POLICE DEPARTMENT, PRESENTATION OF RETIREMENT PLAQUE BY MAYOR MOLDER - FINANCE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** Jeremy Alsup has been an employee of the City of Columbia for 27 years. His effective retirement date is January 9, 2026 with pension payments to begin on February 1, 2026.

**ATTACHMENTS:** Staff Report Jeremy Alsup.

**6.2. APPROVE THE MINUTES OF THE DECEMBER 11, 2025 CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**ATTACHMENTS:** December 11, 2025 City Council Meeting Minutes.

**PUBLIC HEARINGS**

- 1. PUBLIC HEARING ON ORDINANCE NO. 4574 - AN ORDINANCE TO AMEND ORDINANCE NO. 4487, THE CONNECT COLUMBIA COMPREHENSIVE PLAN BY RECLASSIFYING THE FUTURE LAND USE DESIGNATION FOR TAX MAP 112 PARCELS 17 AND 18.02, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE, FROM RURAL TRANSITION TO SUBURBAN NEIGHBORHOODS - WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Conduct the Public Hearing for Ordinance No. 4574.

**INFORMATION:** The applicant is requesting to change the Future Land Use Designation for two properties along Foster Lane from Rural Transition (RT) to Suburban Neighborhoods (SN). The northern property, located at Tax Map 112 Parcel 18.02 in Hunters Glen Subdivision, is already in the city limits and zoned CD-3 (Neighborhood Character District). The property to the south, being Tax Map 112 Parcel 17, is requesting to be annexed and zoned to the CD-3L (Large Lot Character District) and CV (Civic) zoning districts, thus needing a FLU designation amendment to support the zones. The Area of Change policy classifies this area as "Protect". The Planning Commission reviewed this request at the November 12, 2025 meeting and recommended denial by a vote of four to zero with one abstention. The required notice of Public Hearing was advertised November 19, 2025 in Main Street Maury.

**ATTACHMENTS:** Staff Report Ordinance No. 4574 PH, Ordinance No. 4574, Ordinance No. 4574 Exhibit A, Ordinance No. 4574 Exhibit B, Ordinance No. 4574 DS Staff Report, Ordinance No. 4574 Concept Plan.

**2. PUBLIC HEARING ON ORDINANCE NO. 4575 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ZONING PROPERTY BEING ANNEXED BY RESOLUTION NO. 25-83, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE BEING TAX MAP 112 PARCEL 17 TO CD-3L (LARGE LOT NEIGHBORHOOD CHARACTER DISTRICT) AND CV(CIVIC) - WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Conduct the Public Hearing for Ordinance No. 4575.

**INFORMATION:** The applicant is requesting to zone property being annexed to CD-3L (Large Lot Neighborhood Character District). The CD-3L district has a maximum density of two (2) units per acre. The concept plan reflects future development of residential lots with civic and open spaces on the 86.7 acre parcel of land. The Planning

Commission recommended denial by a vote of four to zero with one abstention at the November 12, 2025 meeting. The required notice of Public Hearing was advertised November 19, 2025 in Main Street Maury.

**ATTACHMENTS:** Staff Report Ordinance No. 4575 PH, Ordinance No. 4575, Ordinance No. 4575 Exhibit A, Ordinance No. 4575 Exhibit B, Ordinance No. 4575 DS Staff Report, Ordinance No. 4575 Concept Plan.

**3. PUBLIC HEARING ON ORDINANCE NO. 4576 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 3 OF THE COLUMBIA MUNICIPAL CODE BY AMENDING 18-310 TO INCREASE THE WATER IMPACT FEE UPON NEW WATER CUSTOMERS TO SERVE THE DEMAND FOR WATER SYSTEM CAPITAL FACILITIES AND PUBLIC IMPROVEMENTS.**

**RECOMMENDATION:** Conduct the Public Hearing.

**INFORMATION:** CPWS has requested the water impact fee be increased after additional consideration of the impact of new and upgraded costs providing potable water services studies that have been performed for the Board of Public Utilities. The required notice of Public Hearing was advertised on December 10, 2025 in Main Street Maury.

**ATTACHMENTS:** Staff Report Ordinance No. 4576 PH, Ordinance No. 4576.

**4. PUBLIC HEARING ON ORDINANCE NO. 4577 - AN ORDINANCE AMENDING TITLE 18, CHAPTER 3, SECTION 18-303, OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA BY REPLACING IN ITS ENTIRETY PRESENT SCHEDULES A AND B AND ADOPTING AND APPROVING THE FOLLOWING SCHEDULES A AND B.**

**RECOMMENDATION:** Conduct the Public Hearing.

**INFORMATION:** Columbia Power and Water Systems (CPWS) has requested City Council increase water rates for its long-term water supply program. This program entails a downstream intake raw water

transmission main, raw water pump station, and new water treatment plant adjacent to the existing water treatment plant on Nashville Highway. Rates are proposed to be increased 20% per year for 5 years to fund the projected \$505 million project.

CPWS will also provide annual cost analysis reports to the City each December. This analysis will be conducted to evaluate if the future rate increases needed could be lower.

Completion of this project will address the community's long-term water needs and future drought concerns.

The required notice of Public Hearing was advertised on December 10, 2025 in Main Street Maury.

**ATTACHMENTS:** Staff Report Ordinance No. 4577 PH, Ordinance No. 4577.

**5. PUBLIC HEARING ON ORDINANCE NO. 4579 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY DEANNEXING PROPERTIES LOCATED OFF DARKS MILL ROAD, BEING TAX MAP 52 PARCELS 38.03, 38.05, 38.06 AND TAX MAP 66 PARCELS 1.01, 1.02, AND 1.03. - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Conduct the Public Hearing.

**INFORMATION:** At the request of the City Council, the Planning Commission reviewed the request to de-annex properties along Darks Mill Road. The request includes multiple properties and ownership. The property was annexed in 1989 as a large parcel containing over 400 acres, but was never developed according to the approved Master Plan. After consideration of the physical limitations for service, the Planning Commission recommended approval 7-0.

The required notice of Public Hearing was advertised December 17, 2025 in Main Street Maury.

**ATTACHMENTS:** Ordinance No. 4579 Staff Report, Ordinance No. 4579, Ordinance No. 4579 Exhibit A, Ordinance No. 4579 Exhibit B, Ordinance No. 4579 DS Staff Report.

7 CONSENT AGENDA

**7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF NOVEMBER 2025 IN THE AMOUNT OF \$4,704,985.91 - FINANCE.**

**RECOMMENDATION:** Approve.

**ATTACHMENTS:** November 2025 Disbursements.

**7.2. ACKNOWLEDGE RECEIPT OF FORM CT-0253, "REPORT ON DEBT OBLIGATION" FOR WATER SYSTEM REVENUE ANTICIPATION NOTE, SERIES 2023 (EXTENSION) - FINANCE.**

**RECOMMENDATION:** Acknowledge receipt of form CT-0253, "Report on Debt Obligation".

**INFORMATION:** The State of Tennessee requires completion and submission of a "Report on Debt Obligation" form for all debt obligations issued or entered into by any public entity. The requirement also includes that a copy of the report be filed with the governing body and presented at a public meeting. In conjunction with the issuance of \$40.0 million in Water System Revenue Anticipation Note, Series 2023 (Extension), the related form has been completed and is included with this agenda to meet the State requirements. The form will be filed with the State of Tennessee Division of Local Finance after Council acknowledgment.

**ATTACHMENTS:** Staff Report Report on Debt Obligation, Debt Report - City of Columbia 2025 - 2023 series.

**7.3. ACKNOWLEDGE RECEIPT OF FORM CT-0253, "REPORT ON DEBT OBLIGATION" FOR WATER SYSTEM REVENUE ANTICIPATION NOTE, SERIES 2025 - FINANCE.**

**RECOMMENDATION:** Acknowledge receipt of form CT-0253, "Report on Debt Obligation".

**INFORMATION:** The State of Tennessee requires completion and submission of a "Report on Debt Obligation" form for all debt obligations issued or entered into by any public entity. The requirement also includes that a copy of the report be filed with the governing body and presented at a public meeting. In conjunction with the issuance of \$30.0 million in Water System Revenue Anticipation Note, Series 2025, the related form has been completed and is included with this agenda to meet the State requirements. The form will be filed with the State of Tennessee Division of Local Finance after Council acknowledgment.

**ATTACHMENTS:** Staff Report Report on Debt Obligation Series 2025, Debt Report - City of Columbia 2025 - 2025 series.

**7.4. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE END USER LICENSE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND LOCAL GOVERNMENT CORPORATION - CITY RECORDER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** The City of Columbia City Recorders office requests City Council and the Mayor's approval on the End User License Agreement between the City of Columbia and Local Government Corporation for the use of the NextGen software provided by Local Government Corp.

**ATTACHMENTS:** Staff Report - EULA with Local Government Corp, Local Government End User Agreement.

**7.5. ACCEPTANCE OF THE RAILROAD AND UTILITY AD VALOREM ASSESSMENTS FOR THE TAX YEAR 2025 - CITY RECORDER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** Each year the City Recorder's Office receives from the Tennessee Comptroller of the Treasury, Office of State Assessed Properties, a certified tax roll relative to railroads and utilities. The City Recorder's office received the tax year 2025 assessments on December 5, 2025. Some of the companies assessed include

telephone companies, cellular telephone companies, railroads, motor carriers, private cars, gas companies, pipelines, motorbus and others.

There are 40 assessments for the 2025 tax year with certified assessed value of \$24,509,544 and billed revenue of \$202,229.

It is requested for the City Council to consider acceptance of the railroad and public utility assessments for the tax year 2025 and to allow payment without penalty and interest through February 28, 2026.

**ATTACHMENTS:** Staff Report - 2025 Public Utility, Public Utility Assessment 2025 Report.

**7.6. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A 5 (FIVE) YEAR LEASE AGREEMENT BETWEEN PROVIDENTIAL BROADCASTING, LLC AND THE CITY OF COLUMBIA ALLOWING THE INSTALLATION AND OPERATION OF EQUIPMENT TO RECEIVE AND TRANSMIT SIGNALS ON THE TOWER LOCATED AT 501 RESERVOIR HILL ROAD - FIRE & RESCUE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** Providential Broadcasting, LLC has requested to utilize space on the City of Columbia Tower located at 501 Reservoir Hill Road. The Tower Space Lease Agreement discusses the installation and operation of equipment used to transmit and receive signals.

This agreement is for a term of 5 (five) years, commencing February 1, 2026, at a cost of \$325 (three hundred twenty-five dollars) per month with an annual escalator rate increase of 2% (two percent).

**ATTACHMENTS:** Tower Site Lease Staff Report, Tower Site Lease Agreement.

**7.7. APPROVE PURCHASE FROM WILSON COUNTY MOTORS IN THE AMOUNT OF \$85,775.44 FOR A 2026 CHEVROLET**

**SILVERADO 3500 CREW CAB DIESEL PICKUP USING STATEWIDE CONTRACT - PUBLIC WORKS DEPARTMENT.**

**RECOMMENDATION:** Approve purchase from Wilson County Motors in the amount of \$85,775.44 for a 2026 Chevrolet Silverado 3500 Crew Cab diesel pickup.

**INFORMATION:** The State of Tennessee has contracted with Wilson County Motors, Contract #84707, to supply vehicles to state and local governments at competitive bid prices. Public Works wishes to take advantage of this contract to purchase a 2026 Chevrolet Silverado 3500 Crew Cab pickup for the Right of Way Supervisor. This purchase was approved in the FY 25-26 budget.

**CERTIFICATION:** The Chief Financial Officer certifies that \$83,085 is budgeted and unencumbered in Capital - Public Works-Maintenance-Vehicle.

**ATTACHMENTS:** Staff Report Wilson County Motors, Wilson County Motors quote, SWC 84707 Wilson County Motors.

**7.8. APPROVE REIMBURSEMENT IN THE AMOUNT OF \$427,500 TO SDH NASHVILLE, LLC FOR PARTIAL SURETY RELEASE FOR ARMSTRONG MEADOWS SECTION 4 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve release of 90% surety bond.

**INFORMATION:** On January 19, 2022, a Business Surety check in the amount of \$475,000 was received from SDH NASHVILLE, LLC to ensure the completion of roads, striping, signage, drainage, grading, street lighting, landscaping and offsite improvements for Armstrong Meadows Section 4. At this time, Preliminary Acceptance has been granted to SDH Nashville, and they are requesting release of 90% Surety Bond for the 12-month maintenance period. The City of Columbia will retain \$47,500 of the original Surety Bond until Final Acceptance.

**ATTACHMENTS:** Armstrong Meadows Surety Release Staff Report, Armstrong Meadows Section 4 Preliminary Acceptance Letter, Armstrong Meadows Section 4 Surety SDH Nashville.

**7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN CHANGE ORDER NO. 2 BETWEEN THE CITY OF COLUMBIA AND WATER MANAGEMENT SERVICES, LLC, FOR MATERIALS INSTALLED TO CONNECT TO THE EXISTING FORCE MAIN ELEVATION FOR THE CARTERS CREEK FORCE MAIN RELOCATION PROJECT IN THE AMOUNT OF \$47,648. - WASTEWATER DEPARTMENT.**

**RECOMMENDATION:** Approve.

**INFORMATION:** The City of Columbia's Wastewater Department requests the Mayor to sign Change Order No. 2 for materials installed to connect to the existing force main elevation for the Carters Creek force main relocation project in the amount of \$47,648. The current contract amount is \$547,755 and with Change Order No. 2 increasing amount the project to \$595,403.

**CERTIFICATION:** The Chief Financial Officer certifies that \$595,403 is budgeted and unencumbered in Wastewater - Pumping Station- Repair/Other.

**ATTACHMENTS:** Staff Report Carters Creek Force Main Relocation Change Order No 2, Carters Creek Force Main Relocation Change Order No. 2.

**8 ADMINISTRATION.**

**9 RESOLUTIONS.**

**9.1. RESOLUTION NO. 26-01 - A RESOLUTION ACCEPTING OWNERSHIP AND MAINTENANCE OF THE TRAFFIC SIGNAL AS WELL AS ROADWAY IMPROVEMENTS AT NASHVILLE HIGHWAY AND HONEY FARM WAY IN THE CITY OF COLUMBIA - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Resolution No. 26-01.

**INFORMATION:** This resolution refers to acceptance for ownership and maintenance of the traffic signal, as well as roadway improvements at Nashville Highway and Honey Farm Way in the City of Columbia. These improvements were a result of residential and commercial development within the Honey Farm Subdivision, as outlined in their associated traffic impact studies. The cost of all

design and installation were covered by the Developers, and they now wish to turn the improvements over to the City of Columbia for ownership and maintenance.

**ATTACHMENTS:** Staff Report Resolution No. 26-01, Resolution No. 26-01, Resolution No. 26-01 Dedication Letter.

**9.2. RESOLUTION NO. 26-02 – TAX CORRECTIONS - CITY RECORDER'S OFFICE.**

**RECOMMENDATION:** Approve Resolution No. 26-02.

**INFORMATION:** The City Recorder is presenting tax corrections through 12/18/2025 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

**ATTACHMENTS:** Staff Report Resolution No. 26-02, Resolution No. 26-02, Resolution No. 26-02 Exhibit A.

**9.3. RESOLUTION NO. 26-03 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING MORGAN MEADOWS SUBDIVISION, PHASE 3, FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Resolution No. 26-03.

**INFORMATION:** This Resolution refers to the acceptance of streets and drainage improvements serving Morgan Meadows Subdivision, Phase 3, for ownership and maintenance in the City of Columbia. The Engineering Division has made inspections and recommends the acceptance of the streets and drainage improvements.

**ATTACHMENTS:** Staff Report Resolution No. 26-03, Resolution No. 26-03, Resolution No. 26-03 Morgan Meadows Phase 3 Final Plat.

**9.4. RESOLUTION NO. 26-04 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING 7 BREW - WASTEWATER DEPARTMENT.**

**RECOMMENDATION:** Approve Resolution No. 26-04.

**INFORMATION:** 7 Brew consists of 128 linear feet of sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

**ATTACHMENTS:** Staff Report Resolution No. 26-04, Resolution No. 26-04, Resolution No. 26-04 Dedication Letter.

## **10 ORDINANCES.**

### **10.1.2ND CONSIDERATION ON ORDINANCE NO. 4563 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ADOPTING THE WATERS EDGE AT TAYLOR LANDING PRELIMINARY PUD MASTER PLAN FOR TAX MAP 90 PARCEL 7.12, LOCATED OFF RIVER ROAD AND TAYLOR BEND - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Ordinance No. 4563 on second consideration.

**INFORMATION:** The applicant is requesting approval for a preliminary PUD Master Plan consisting of a multifamily and townhome development consisting of 94 units. This is a reduction from the previously approved plan approved in 2019. The Planning Commission reviewed this request and recommended approval by a vote of 6-0 at the September 10, 2025, meeting. City Council reconsidered the request at the November 13, 2025 meeting. The notice of Public Hearing was advertised on November 19, 2025, in Main Street Maury.

**ATTACHMENTS:** Staff Report Ordinance No. 4563, Ordinance No. 4563, Ordinance No. 4563 Exhibit A, Ordinance No. 4563 Exhibit B, Ordinance No. 4563 DS Staff Report.

### **10.2.2ND CONSIDERATION OF ORDINANCE NO. 4567 – AN ORDINANCE TO AMEND TITLE 3 OF THE COLUMBIA MUNICIPAL CODE REGARDING MUNICIPAL COURTS - CITY RECORDER'S OFFICE.**

**RECOMMENDATION:** Approve Ordinance No. 4567 on second consideration.

**INFORMATION:** Title 3 of the Columbia Municipal Code needs to be updated to reflect changes in Tennessee law and to further detail the scope of jurisdiction, operations and functions of the municipal court. Most notable changes are to increase municipal training fee due to the state from \$1 to \$2 and to increase correctable offense cost from \$10 to \$25.

**ATTACHMENTS:** Staff Report Ordinance No. 4567, Ordinance No. 4567, Ordinance No. 4567 Exhibit A.

**10.3.2ND CONSIDERATION OF ORDINANCE NO. 4576 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 3 OF THE COLUMBIA MUNICIPAL CODE BY AMENDING 18-310 TO INCREASE THE WATER IMPACT FEE UPON NEW WATER CUSTOMERS TO SERVE THE DEMAND FOR WATER SYSTEM CAPITAL FACILITIES AND PUBLIC IMPROVEMENTS.**

**RECOMMENDATION:**

**INFORMATION:** CPWS has requested the water impact fee be increased after additional consideration of the impact of new and upgraded costs providing potable water services studies that have been performed for the Board of Public Utilities.

**ATTACHMENTS:** Staff Report Ordinance No. 4576, Ordinance No. 4576.

**10.4.2ND CONSIDERATION OF ORDINANCE NO. 4577 - AN ORDINANCE AMENDING TITLE 18, CHAPTER 3, SECTION 18-303, OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA BY REPLACING IN ITS ENTIRETY PRESENT SCHEDULES A AND B AND ADOPTING AND APPROVING THE FOLLOWING SCHEDULES A AND B.**

**RECOMMENDATION:**

**INFORMATION:** Columbia Power and Water Systems (CPWS) has requested City Council increase water rates for its long-term water supply program. This program entails a downstream intake raw

water transmission main, raw water pump station, and new water treatment plant adjacent to the existing water treatment plant on Nashville Highway. Rates are proposed to be increased 20% per year for 5 years to fund the projected \$505 million project.

CPWS will also provide annual cost analysis reports to the City each December. This analysis will be conducted to evaluate if the future rate increases needed could be lower.

Completion of this project will address the community's long-term water needs and future drought concerns.

**ATTACHMENTS:** Staff Report Ordinance No. 4577, Ordinance No. 4577.

**10.5.1ST CONSIDERATION ON ORDINANCE NO. 4574 - AN ORDINANCE TO AMEND ORDINANCE NO. 4487, THE CONNECT COLUMBIA COMPREHENSIVE PLAN, BY RECLASSIFYING THE FUTURE LAND USE DESIGNATION FOR TAX MAP 112 PARCELS 17 AND 18.02, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE, FROM RURAL TRANSITION TO SUBURBAN NEIGHBORHOODS - WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Forward the applicant's request to approve Ordinance No. 4574 on first consideration.

**INFORMATION:** The applicant is requesting to change the Future Land Use Designation for two properties along Foster Lane from Rural Transition (RT) to Suburban Neighborhoods (SN). The northern property, located at Tax Map 112 Parcel 18.02 in Hunters Glen Subdivision, is already in the city limits and zoned CD-3 (Neighborhood Character District). The property to the south, being Tax Map 112 Parcel 17, is requesting to be annexed and zoned to the CD-3L (Large Lot Character District) and CV (Civic) zoning districts, thus needing a FLU designation amendment to support the zones. The Area of Change policy classifies this area as "Protect". The Planning Commission reviewed this request at the

November 12, 2025 meeting and recommended denial by a vote of four to zero with one abstention.

**ATTACHMENTS:** Staff Report Ordinance No. 4574, Ordinance No. 4574, Ordinance No. 4574 Exhibit A, Ordinance No. 4574 Exhibit B, Ordinance No. 4574 DS Staff Report, Ordinance No. 4574 Concept Plan.

**10.6. 1ST CONSIDERATION ON ORDINANCE NO. 4575 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ZONING PROPERTY BEING ANNEXED BY RESOLUTION NO. 25-83, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE BEING TAX MAP 112 PARCEL 17 TO CD-3L (LARGE LOT NEIGHBORHOOD CHARACTER DISTRICT) AND CV(CIVIC) - WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Forward the applicant's request to approve Ordinance No. 4575 on first consideration.

**INFORMATION:** The applicant is requesting to zone property being annexed to CD-3L (Large Lot Neighborhood Character District). The CD-3L district has a maximum density of two (2) units per acre. The concept plan reflects future development of residential lots with civic and open spaces on the 86.7 acre parcel of land. The Planning Commission recommended denial by a vote of four to zero with one abstention at the November 12, 2025 meeting.

**ATTACHMENTS:** Staff Report Ordinance No. 4575, Ordinance No. 4575, Ordinance No. 4575 Exhibit A, Ordinance No. 4575 Exhibit B, Ordinance No. 4575 DS Staff Report, Ordinance No. 4575 Concept Plan.

**10.7. 1ST CONSIDERATION ON ORDINANCE 4579 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY DEANNEXING PROPERTIES LOCATED OFF DARKS MILL ROAD, BEING TAX MAP 52 PARCELS 38.03,**

**38.05, 38.06 AND TAX MAP 66 PARCELS 1.01, 1.02, AND 1.03. - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Ordinance No. 4579 on first consideration.

**INFORMATION:** At the request of the City Council, the Planning Commission reviewed the request to de-annex properties along Darks Mill Road. The request includes multiple properties and ownership. The property was annexed in 1989 as a large parcel containing over 400 acres, but was never developed according to the approved Master Plan. After consideration of the physical limitations for service, the Planning Commission recommended approval 7-0.

**ATTACHMENTS:** Staff Report Ordinance No. 4579, Ordinance No. 4579, Ordinance No. 4579 Exhibit A, Ordinance No. 4579 Exhibit B, Ordinance No. 4579 DS Staff Report.

**10.8.1ST CONSIDERATION OF ORDINANCE NO. 4580 - AN ORDINANCE FOR THE ABANDONMENT OF A RIGHT OF WAY BEING COLUMBIA ROCK PRODUCTS ROAD AND AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER QUITCLAIM DEEDS TO THE PROPERTY OWNER - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Ordinance No. 4580 on first consideration.

**INFORMATION:** The City of Columbia no longer has any use for a portion of the Right-Of-Way on Columbia Rock Products Road. The Right-Of-Way will be given back to the adjacent property owner, being International Church of the Foursquare Gospel.

**ATTACHMENTS:** Staff Report Ordinance No. 4580, Ordinance No. 4580, Ordinance No. 4580 Exhibit A, Resolution No. 18-37, Ordinance No. 4580 Columbia Rock Products Road ROW Plat.

**11 PUBLIC COMMENT.**

**12 OTHER BUSINESS.**

**13 EXECUTIVE SESSION.**

**14 ADJOURNMENT.**

**15 UPCOMING EVENTS.**