

January 14, 2026 - 4:00 PM

Organization

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

Chairperson Charlie Goatz called the January 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 verbal roll call.

Those in attendance were: Planning Commission Member Chairperson, Charlie Goatz; Planning Commission Member Vice-Mayor McBroom; Planning Commission Member, Dr. Christa Martin; Planning Commission Member, Mayor Chaz Molder; Planning Commission Member, James Sloan; Planning Commission Member, Nancy Williams.

Absent Was: Planning Commission Member, James Shannon.

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; Mr. Tony Massey, City Manager; Mrs. Sandra Richardson, Recording Secretary; Mr. Charles Rush, Principal Planner; Mr. Douglas Toney, Assistant Engineer.

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

Chairperson Charlie Goatz welcomed guests and applicants to the meeting. The Chairperson discussed the rules of conduct, the meeting order, and the process for guests and speakers to be heard.

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

Chairman Charlie Goatz read the agenda item. 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**

Chairman Charlie Goatz read the agenda item. Mayor Molder moved to approve the minutes, and Dr. Martin seconded the motion. The motion to approve the minutes passed six to zero.

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

Chairman Charlie Goatz read the agenda item. Mr. Glenn Harper, City Engineer, stated that all letters of credit are in order or in the process of being updated.

Consent

Chairman Charlie Goatz read the two consent items and entertained a motion on both items together. Vice-Mayor McBroom moved to approve, and Dr. Martin seconded. The motion to approve both consent items passed six to zero.

Item II.1. - Request from Abigail Overstreet for Final Plat approval with surety of \$535,000 for Hampshire Pike Steadfast located off [Hampshire Pike at Tax Map 89 Parcel 41.15](#).

Item II.2. - Request from TKC Architecture & Engineering, LLC for Final Plat approval with surety of \$690,000 for Reserve at Hickory Ridge Phase 1B located at [Tax Map 93 Parcel 3.02 off Bear Creek Pike and Red Hawk Road](#).

Discussion Items

Item III.1. - Request from Hunter Fred for Preliminary Plat and Final PUD Master plan approval for Bear Springs Phase 2A located at [Tax Map 92 Parcel 12 off Bear Creek Pike and Rock Springs Road](#). THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA. THE APPLICANT IS REQUESTING A DEFERRAL.

Mr. Charlie Goatz read the agenda item. He stated that the applicant has requested a deferral on this item. Mr. Goatz moved to defer, and Mayor Molder seconded the motion. The motion to defer passed with a vote of six to zero.

Item III.2. - Request from T-Square Engineering, Inc. to Rezone property located at [601 and 605 West 7th Street, being Tax Map 100D Group F Parcel 20](#), from CD-4 (General Urban Character District) to CD-5 (General Urban Center). THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA. THE APPLICANT HAS WITHDRAWN THIS REQUEST.

Mr. Goatz read the agenda item, and stated that the applicant has withdrawn the request.

Item III.3. - Request from TKC Architecture & Engineering for approval of an overlay Map Amendment to the *Downtown Columbia Commercial Historic District* concerning property at [810 Woodland Street, being Tax Map 99A Group K Parcel 11](#).

Mr. Goatz read the agenda item. Mr. Robert Archibald gave the details of the staff report.

Mayor Molder stated that he would abstain from this request.

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Mr. Goatz asked for clarification on this item, not really changing anything other than getting it included in the Historic Zoning District. Mr. Archibald confirmed that it is a map amendment, therefore it is not changing the base zone of that particular property, it will change the overlay map to be captured in the historic district overlay.

Mr. Archibald discussed further. The discussion included the 2024 historical inventory update that captured the property. This property has historic significance, and comes as a favorable recommendation from the Historic Commission with criteria being met; overlay; map amendment and the satisfaction of the fifty-plus year requirement for properties to be considered, and it will not affect the base zoning of CD-5.

Mr. Goatz moved to approve, Vice-Mayor McBroom seconded the motion. The motion to approve passed five to zero, with Mayor Molder abstaining.

Item III.4. - Request from Noah Burchell for Appeal approval to 5.12.2.A of the Engineering Standards and Specifications regarding property at [308 Granada Drive, being Tax Map 89K Group G Parcel 28.](#)

Mr. Goatz read the agenda item. Mr. Harper gave the details of the staff report. Mr. Goatz asked Wastewater, Ryan Filipkowski, for clarification of his notes in reference to gravity to the manhole. Mr. Filipkowski stated that it has not been proven one way or the other, and he further explained. He also stated that sewer is unavailable to the lot as it stands.

Mr. Brass displayed the wastewater map. Mr. Paul Keltner stated that there are four lots in this same predicament. Mr. Filipkowski further explained. Further discussion included man whole, sewer, private property, and requiring an easement. Mr. McBroom stated, "What he is saying is, unless he can get the other people to agree, and that lot will not have sewer. To get them to agree, he would have to take them to court". He asked Mr. Filipkowski if he was right. Mr. Filipkowski stated, "Yes." He also stated that it wouldn't make sense for one lot.

Further discussion included; storm drain, sewer availability, the manhole, easement, the right of way, what makes it feasible, and the four lots. Mr. Goatz called Mr. Burchell to come up and stated there were discrepancies from the driveway location, one bedroom to two bedrooms, and several other factors.

Mr. Burchell discussed his conversation with wastewater. Additional discussion included the one bedroom permit, the floor plan, an updated septic permit, open for suggestions, the house plan on the agenda, the intent, and rental place. Mr. Keltner explained that you can understand why the ordinance has it set up by the acre. He discussed septic issues. Vice-Mayor McBroom recommended a true one bedroom plan. Vice-Mayor McBroom moved to defer and the applicant returning with a true one-bedroom plan. Mayor Molder seconded the motion. Dr. Martin stated that we are talking about the plan for the house, but is the lot and everything being moved around going to be amenable to having it even if you put Septic? Mr. Goatz stated that those are some of his concerns as well. Sometimes lots are deemed not buildable.

Vice-Mayor McBroom amended his motion. Present a new sight plan or plot plan showing where the house will be, with a new septic tank letter for actually a one-bedroom

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house. Mayor Molder seconded the amended modified motion. Dr. Martin stated that this answered her questions. She felt if the Commission got all the pieces, then the Commission would have a better opportunity to look at something positive. The motion to defer passed six to zero.

Item III.5. - Request from Patrick Carter for a *Connect Columbia* Comprehensive Plan Amendment approval to reclassify property at the Future Land Use Designation to reclassify property at [Tax Map 67 Parcel 1](#) located off Double Branch Road from Rural Transition (RT) to Suburban Neighborhoods (SN). **THE APPLICANT IS REQUESTING A DEFERRAL.**

Chairman Goatz read the agenda item. The applicant requested a deferral. Mr. Goatz stated that there were speakers signed up, but there was a deferral request, we are unable to discuss the project. Mr. Goatz moved to defer. Ms. Williams seconded the motion. The motion to defer passed six to zero.

Item III.6. - Request from Fulmer Lucas Engineering, LLC for Preliminary PUD Master Plan approval for new construction of a group care facility located at a portion of [Tax Map 112 Parcel 3.07 off Rutherford Lane](#).

Mr. Goatz stated that he would be abstaining on this request, and he gave the lead to Vice-Chairman Sloan. Mr. Sloan called for staff to read the staff report.

Mr. Austin Brass gave the details of the requests. He stated that the property is zoned PUD. The property is just under ten acres. The applicant is requesting several deviations.

Dr. Martin stated that she would be abstaining because her mother is a resident of Morning Point.

Vice-Mayor McBroom asked what all the applicant could put on this property.

Mr. Brass stated that it could be anything from commercial uses to residential uses, because it is under ten acres. It does allow for a variety of uses. However, being a PUD whatever is being proposed is locked in. This request is for assistive living. Any decision the board makes is what they approve, and they couldn't change the use or anything like that. Vice-Mayor McBroom stated that this piece of property could have almost anything on it. Mr. Brass stated that because it is a PUD. Mayor Molder stated, "Vice-Mayor, where you are going with that is this property could have high density housing." The Vice-Mayor stated yes. This could be a variety of things. Ms. Williams inquired about the 140 parking spaces. Mr. Brass confirmed. Additional discussion included parking spaces, the area to the right, the drive isle in the middle, the west elevation, all parking in the third layer, the ordinance, and staffing parking requirement.

Mr. Chris Hibbard, a member of the public, is concerned about traffic.

Mr. Glenn Harper stated that this site did not meet the triggers for a traffic study, and he further explained.

Mr. Franklin Farrow, with the ownership, stated that they have outgrown their current location, and he further discussed it.

Vice-Mayor McBroom asked why there was so much more parking.

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Mr. Farrow stated they are off-peak, and they don't create a lot of traffic flow. They like for families to have a place to park. Further discussion included staff scattered over three shifts, accommodating visitors and staff, shift change, clashing with the schools, landscaping, required screening, parking will be in the third layer, and excess parking on the side.

Mr. Jay Fulmer, Civil Engineer, discussed a softer residential feel; water, screen wall and masonry wall. Mr. Keltner asked about the elevations. Mr. Fulmer explained the elevations and dressing up the entrances.

Mr. Brass stated that the concern is the westward elevation and the desire to see it dressed. The glazing requirement is twenty percent.

Mr. Sloan moved to approve based on the information presented, along with enhancing the Westfield elevation, which is referenced as the west elevation of the lantern building on the site, to include gable and columns to make it appear as though it is an entrance. To have an overall enhanced elevation facing Woodard School and have this done before it goes to City Council subject to any staff and technical comments. Ms. Williams seconded the motion. Mr. Paul Keltner discussed the process going to City Council. Vice-Mayor McBroom stated that this would be the least intrusive. Mayor Molder echoed the Vice-Mayor this project seems to be the least intrusive in reference to the volume that it is going to add on the roadway, and otherwise. For that reason, he is in favor of this motion. The motion to approve passed four to zero with Mr. Goatz, and Dr. Martin abstaining.

Item III.7. - Request from William Irby for Preliminary PUD Master Plan approval for new townhome construction located off [Honey Farm Way, being Lot 6B of Honey Farm Crossing at Tax Map 51 Parcel 58.](#)

Mr. Goatz read the agenda item. Charles Rush, Principal Planner, gave the details of the staff report. He stated that Civic space is included, and the applicant is asking for five deviations.

Mr. Josh Rowland, Kimley Horn, representing the applicant, was present to answer questions. Mr. Rowland stated that he had a brief presentation. He also stated that they are proposing 208 Townhomes. All products are alley loaded. The discussion included the applicants are exceeding the civic space requirement, deviations, old PUD on the property, setback, half have full driveway in the back, retaining walls, and managing illegal parking. Buffer deviation, adding a non-required buffer, not touching the trees on the north, waterline easement, slab on grade, and elevated front porch.

Parking Deviation—every home has a two-car garage, they have adequate parking, and there is no parking on Honey Farm Way.

Mr. Goatz asked for clarification on the studs' depth for garage parking spaces. Mr. Rowland stated 19 1/2 feet deep. Mr. Keltner stated that he didn't follow the two and one. He asked was it possible that the parking number was being inflated? Mr. Rowland explained the parking.

Further discussion included the driveway pads, outdoor parking spaces, 9 by 18 length,

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no sidewalks in the alleys, the driveway isle, gutter pan, measurements, measuring outside the property lines, short driveways, complaints, this is a PUD, functional driveway, and front setback elevations. Mr. Goatz asked if there was any way to reduce the deviations. Mr. Rowland discussed the facade deviations, the variations of patterns, dressing up the elevations, complementary color pallets, opportunities to raise and lower the stone, creating a high quality elevation, having different buildings across the street from one another, and variations. Mr. Sloan asked him to mix up the units.

Mr. Keltner stated adding frontage type would help. Mr. Brass discussed master key plans. Mr. Rowland discussed the variation slide, end units, and deviation language. Mr. Sloan stated mix out the end units to justify that it is a different elevation. Mr. Rowland further discussed it. Mr. Keltner stated that the attachment for the floor plans would help mix those up a little. Mr. Sloan further explained the choices for the plans being different. Further discussion included unique and different, removing deviations, setbacks, the window sills, the buffers, the parking requirements, the garage space, parallel, parking deviation, bigger garages, opportunity, and ordinance 8.5.21b.a.

Mr. Goatz moved to deny. Mayor Molder asked if the motion to deny is granted, if they can go to City Council. He also asked if he makes a motion to defer, the motion will give them thirty days to come back. Mr. Hubbell stated if the motion to defer gets a second, it will give them thirty days to prep to come back to the Commission. Mayor Molder inquired if the motion to defer takes precedent. Mr. Hubbell stated yes, and he further discussed. He also stated that the motion to deny failed because it did not get a second.

Mayor Molder moved to defer, and Dr. Martin seconded. The motion to defer passed five to one with Mr. Goatz voting no.

Other Business

Item IV.1. - **2024-2025 Development Report**

Mr. Paul Keltner, Director of Development Services, stated that Austin Brass, City Planner and his staff have prepared for the Commission the 2024-2025 Annual Development Report.

Mr. Brass discussed details of the Annual Report. He stated that staff have connected with other cities. The City of Athens Planning Team visited Columbia to learn from our successes and challenges in the Planning and Development Department.

The Accomplishments:

1. Continued progress on the East Columbia Healthy Built Environments Grant.
2. Retail projects approved that align with city's strategic plan.
3. Addition of Principal Planner position to Planning & Zoning Staff.
4. Updates to Zoning Ordinance.
5. Completed Historic Inventory Survey.

2026 Goals:

1. Implementation of the East Columbia Healthy Built Environment Grant.

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2. Promote Connectivity with Downtown and Arts District
3. Explore Opportunities to Implement Special Area Plans within Connect Columbia.
4. Updates to Zoning Ordinance.
5. Continued support of Retail Growth & Economic Development including Beautification Efforts.

Mr. Goatz would like to add to next month's agenda, discussing side streets making them one way streets to create more parking.

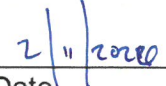
Public Comments

Adjourn

With no further business to discuss, Mr. Goatz moved to adjourn the meeting and Mr. Sloan seconded the motion. Mayor Molder had to leave before the adjournment request. The motion to adjourn passed five to zero. The meeting adjourned at 6:05 PM.



Planning Commission Chairman,
Charlie Goatz



Date

