

March 11, 2026 - 4:00 PM

Organization

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

Chairperson Charlie Goatz called the March 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**

Chairperson Charlie Goatz called for the verbal roll call.

Those in attendance were:

Planning Commission Chairperson, Charlie Goatz; Planning Commission Member Dr. Christa Martin; Planning Commission Member Mayor Molder; Planning Commission Member, James Shannon; Planning Commission Member, Vice Chair Mr. James Sloan

Absent Were:

Planning Commission Member, Vice-Mayor Randy McBroom; Planning Commission Member, Nancy Williams.

Other Attendees:

Robert Archibald, Principal Planner; Austin Brass, City Planner; Glenn Harper, City Engineer; Jeremy Humphrey, Planner II; Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Charles Rush, Principal Planner; Mrs. Melissa Sanders, Planner I; Douglas Toney, Assistant City 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.**

Chairperson 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**

Chairperson Charlie Goatz read the agenda item. Dr. Martin moved to approve the minutes, and Mayor Molder seconded the motion. The minutes were approved five to zero.

March 11, 2026 - 4:00 PM

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

Chairperson 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.

Discussion Items

Item II.1. - 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](#). THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA. THE APPLICANT IS REQUESTING A DEFERRAL.

Chairperson Charlie Goatz read the agenda item. The applicant requested a deferral. The discussion included clarification on the deferral method. Jake Hubbell, City Attorney, confirmed no time limit for the applicant.

Mr. Goatz moved to approve, and Mr. Shannon seconded the request. The motion to defer passed five to zero.

Item II.2. - Request from Paul LaGrone for Architectural Design Review approval of a 41,000 sq. ft. building addition within an SD-LI (Light industrial Special District) zone located at [971 Greenlick Court, being Tax Map 112 Parcel 10.08](#).

Mr. Goatz read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff request. This request does meet the standards of the SD-LI. The applicant is looking to expand the building.

Mr. LaGrone was present to answer questions.

Mayor Molder clarified the Architectural Review Committee process. The reason this committee is seeing this request is that the Architectural Committee is now a part of this committee. Mr. Brass discussed the process, and staff delegations.

Mr. Goatz moved to approve subject to technical comments, and Dr. Martin seconded the motion. The motion to approve passed five to zero.

Item II.3. - Request from Wes Baxter for revision to the Bear Creek Glen Townhomes subdivision, a previously approved Preliminary Plat, at [Tax Map 72 Parcel 53 off Bear Creek Pike](#).

Mr. Goatz read the agenda item. Mr. Jeremy Humphrey gave the details of the staff report.

Mr. Charles Stoffel, Columbia Neon Company, expressed concerns with powerlines coming down, no success getting in contact with Mr. Gary Martin, needing a road and access to his property, setting up a meeting, parcel 53 is a separate lot, same development but further on down. Mr. Stoffel presented a handout.

Mr. Goatz asked about the agenda, and that there is nothing that touches his property. This is something for the Commission to consider maybe in the future.

Mr. Brass gave a quick recap. He stated that Mr. Stoffel is correct. He does visit

March 11, 2026 - 4:00 PM

periodically, this is something that is important to him. He owns a parcel that is not within the city limits. He does have paperwork on a road being there. The land around the parcel has developed. That was a thought that when the land developed a road, and sewer easement be constructed by the developer. The Planning Commission does not have the authority to have the developer build a road to a neighboring parcel. With that being said a parcel cannot be blocked for access. Every parcel shall be granted access. He further discussed the previous approval of the site development plan. Staff does not have the authority to authorize them to build a road. Mayor Molder stated that the item before the Commission tonight is

adding amenities, and some parking. This may be a civil matter. The Commission can let them talk for maybe thirty days, then come back. This plat would not impact the plat that is in discussion. He showed the property. The site development plan has been approved. No construction plans were submitted at this time. we don't have authority to request a road to be built. The item before the Commission tonight is for an existing Preliminary Plat that is not directly adjacent to Mr. Stoffel property.

Mayor Molder stated what they are proposing in the plat is them adding some amenities, parking, in exchange for extending the completion date to about six months or so. Mr. Brass stated yes.

Mr. Brass stated that the plan on the last page may change. Staff will be aware that Mr. Stoffel needs access when the property is being developed.

Mr. Stoffel stated that he is not asking them to build a road.

Mayor Molder stated that this may be a civil matter that Mr. Stoffel and the adjoining property owner may have. That is not something that this Board can be involved with. On the other hand the Commission have handled these kinds of cases in court. He asked the City Attorney normally when someone comes to court needing access to their property is it because they long been blocked of access, and he further discussed.

Mr. Keltner stated it is not anything that is on this request. It is actually across the road in another phase. Today's agenda is not doing anything with his side of the road or adjourning his property.

The discussion included the revised plat, the GIS map, the site development plan, the construction plan, and access.

Mr. Stoffel stated that he is not asking for them to build the road, he is asking them to set aside enough property for him to build a road, and for a sewer connection.

Mayor Molder discussed the process. Mr. Stoffel discussed the road, the hole that was dug, his request to have a conversation with the property owner, and his desire to resolve the issue without going to court.

Mr. Goatz addressed the item that the Commissioners are reviewing tonight, and he stated that the Commission will have an opportunity in the future to address the other property with the applicant.

Mr. Brass stated staff will insure access. Mr. Keltner stated that it will have to come back to the Commission in a final plat.

Mr. Goatz stated that Mr. Stoffel's concerns are duly noted.

Mayor Molder stated for the record he was not trying to put Mr. Stoffel in chancery court. He was trying to make sure he stayed out of chancery court. He is glad that the concerns

March 11, 2026 - 4:00 PM

were duly noted. Mr. Goatz stated the item conforms to what was previously approved, with no increase in density, but adding amenities to the site. They already have rights to what was previously approved. They are just adding some amenities, and some additional parking.

Mayor Molder moved to approve, and Dr. Martin seconded the motion. The motion to approve passed five to zero.

Item II.4. - Request from WES Engineers & Surveyors for Preliminary and Final Plat approval to create two lots within a CD-2 and PUD District located off Nashville Highway and Columbia Rock Road at Tax Map 75 Parcel 8.02.

Chairperson Charlie Goatz read the agenda item. Mr. Robert Archibald gave the details of the staff report. The final plat is consistent with the preliminary plat. Lot 1 is not buildable at this time.

Mr. Goatz asked about the lot. Mr. Archibald stated that it was three. The discussion included splitting the road, and planning development required review. Mr. Goatz moved to approve subject to technical comments. Mr. Shannon seconded the motion. The motion to approve passed five to zero.

Item II.5. - Request from Nathan Guesseto for Preliminary and Final Plat approval at 800 S. James M. Campbell Blvd, being a portion of Tax Map 100N Group L Parcel 6.

Chairperson Charlie Goatz read the agenda item. Mr. Robert Archibald gave the details of the staff report. Mr. Archibald asked the Commission to consider as a condition if the request receives approval, prior to the recordation of the final plat, the as-built location of the retaining wall is required to be shown on the plat. Mr. Archibald stated that he would follow up on that.

Alex Dickerson, 1801 West End, Nashville, stated that he represents Bostleman Enterprises and his client is not opposed to this request. His client is seeking to develop their own parcel. They would like to take the cross access easement to Shady Brook, providing interconnectivity to the Columbia Mall property. Their request is to ask the applicant to maintain access. He gave the background. He showed a picture of a wall on the property. Mr. Dickerson had copies for the Commissioners. He referenced the subdivision regulations 2.3.6. Their request is that the wall be removed, and the access be opened up, and maintained as open.

Mr. Goatz expressed concerns for the closeness of the building to the road, safety issues, and the easement. He asked if there were anything to discuss tonight in reference to the safety concerns.

Mr. Harper addressed Mr. Goatz's concerns in reference to the easement, and the private lot. Mr. Keltner further explained the discussion inclusive of the bumpout.

Mr. Goatz was speaking about 7 Brew, and closeness to the traffic lane.

Mr. Keltner further discussed the bump out, and the setbacks.

March 11, 2026 - 4:00 PM

Mr. Goatz moved to defer to see what options could be considered, including sidewalks, and improving the safety. Dr. Martin seconded the motion. The motion to defer passed five to zero.

Item II.6. - Request from Chris Mischel for Preliminary PUD Master Plan with Architectural Design approval for new commercial construction of a quick-serve restaurant at Nashville Highway and Leafcutter Bee Road, being Tax Map 51 Parcel 58.07, Lot 1B in Honey Farm Crossing.

Mr. Goatz read the agenda item. Mr. Austin Brass gave the details of the staff report. This will serve as a Taco Bell. This request does meet the Zoning Ordinance. The applicant is asking for a few deviations. They are proposing a free standing monument sign. The applicant is proposing significant glazing; a spandrel glass, however they do meet the percentage requirement. It meets the material requirement. It meets the landscape and parking requirements within the zoning ordinance.

Mr. Goatz asked for clarification about the monument sign. Is it similar to what was previously approved.

Mr. Brass stated the same as McDonalds. Yes, it meets the requirements.

Mayor Molder inquired about the Architecture.

Mr. Brass stated that the request meets the requirement for the sign.

Mayor Molder asked about the glazing, making sure the Commission was consistent.

Mr. Brass stated that at the McDonald Spandrel glass was utilized.

Mayor Molder that kind of glass does not count on the glazing since you can't see through it. Mr. Brass stated that is right.

Further discussion included clear glass, knowing how much is spandrel, and how much is clear, the definition of shop front, and defining where the percentage is taken.

Mr. Brass discussed the way it is calculated.

Mr. Sloan inquired about the percentage of clear glass.

Mr. Brass further discussed. Mr. Sloan stated what he meant was how much was clear and how much was spandrel. Mr. Goatz asked what the Ordinance states about shopfront percentage. Mr. Brass stated that the Ordinance doesn't say that it has to be brick. Mr. Keltner asked if this was in a 4C what would the percentage be. Mr. Brass stated that it would be the same 50 percent.

Mr. Sloan moved to defer. He wanted to see more calculations. Mr. Brass stated that he discussed with the applicant the glass in the rear. The front facade is the concern. Mr. Shannon seconded the motion.

Chris Mitchell, civil engineer, discussed how they were trying to match what was approved for McDonald's; second floor glass, having a uniform look, having spangle glass, and screening. They were making sure the building conformed. They were required to follow the appearance of the McDonald's. Mr. Brass stated that with PUD's, the deviations could be different. Mr. Goatz asked if it was possible to add a floor plan. It was presented. Mr. Keltner asked what had been done to offset the deviations. Mr. Mitchell discussed trying to match the building material. Mr. Goatz discussed being the recommending body. Mr. Goatz stated what the Commission would be considering today

March 11, 2026 - 4:00 PM

would be the elevations. Mr. Sloan would like to see the rotating of the coolers, and getting a higher percentage of glass. Mr. Goatz recommended working with Mr. Brass over the next 30 days. Mr. Mitchell inquired about what was being requested. Mr. Brass stated reducing the Spandrel percentages. Mr. Mitchell stated that removing the spandrel from the windows is what is being said. Mr. Brass stated correct, eliminating spandrel on the front facade. The motion to defer passed five to zero.

Item II.7. - Request from Adam Crunk for Preliminary and Final Plat approval of Honey Farm Crossing Lot 1B off Nashville Highway and Leafcutter Bee Road at Tax Map 51 Parcel 51.07.

Chairperson Charlie Goatz read the agenda item. Mr. Charles Rush gave the details of the staff report.

Mr. Goatz stated that this is creating a lot for the Taco Bell that was discussed. Mr. Rush stated yes, the request is to create two lots.

Mr. Goatz moved to approve subject to technical comments, and Dr. Martin seconded the motion. The motion to approve passed five to zero.

Item II.8. - Request from Adam Crunk for Final PUD Master Plan approval regarding Bear Springs multi-family elevations off Bear Creek Pike and Rock Springs Road at Tax Map 92 Parcel 12.02.

Mr. Goatz read the agenda item. Mr. Charles Rush gave the details of the staff report. He discussed the details of the changes.

Mr. Adam Crunk was present to answer questions.

Mr. Sloan inquired if this request was looking at something that had already been done. Mr. Keltner stated that this request has not been constructed. It is a request to modify the recent approval. Mr. Rush stated that 2024 was the last time the Planning Commission looked at the project, and it dealt with the elevations. Additional discussion included pictures, proposals, and the approval history.

John Maher asked to give a little background on how his group got here. He discussed the elevations and he presented a video. He also discussed Common Wealth Drive, in Spring Hill. Both elevations are good. He stated that it is more expensive to paint the brick, and he discussed the material. He stated that they made an error in turning in the wrong elevations.

Mr. Maher stated that they know what the market is telling them. They are a family-owned operation, and they have no investors.

Mr. Goatz, asked if the video is precisely what they are proposing. Mr. Maher stated correct. Mr. Sloan discussed the muntin pattern on the windows, lights, elevations, a

March 11, 2026 - 4:00 PM

slight modification to make them more vertical.

Mr. Sloan, thinks there is a level of detail. Mr. Keltner asked if it was an open stair rail. Mr. Maher stated that it is a breeze way. Mr. Keltner asked is it more open. Mr. Maher stated yes. The floor plans are all the same. The main difference is they varied the brick. They didn't do shutters. The foot print is the same.

Mr. Goatz, asked for clarification, would there be rails and an open-air breeze way. Mr. Maher explained.

The discussion included the landing on the stairs, and not a real window.

variations, it will be consistent, uniformity, all will be white, repainted material, and intentions to keep all of these as long-term investment.

Mr. Keltner stated that in the original approval, it had variations, and the brick went all the way to the top. He asked if there was anyway to have a little break up to match. Mr. Maher, stated they have three different rooflines to break it up, and have dormers on the roof. Further discussion included the roofline, painting the same color, the same look and feel.

Mr. Goatz asked if they were verifying the elevations. He also stated that there are a lot of changes, there are no shutters, on side elevations the original proposal had a lot more windows. Mr. Maher addressed it. Mr. Goatz stated that there will be variations of elevations. Mr. Keltner stated that if there are variations, it need to be stated in the packet. Mr. Goatz moved to defer, with Mr. Sloan seconding the motion. The motion to defer passed five to zero.

Item II.9. - Request from Michael Shamsie for Rezoning of [6218 Cayce Lane, being Tax Map 101 Parcel 39](#), from CD-2 (Rural Character District) to CD-3 (Neighborhood Character District).

Mr. Charlie Goatz abstained. Mayor Molder asked for clarification on the vote since Mr. Goatz abstained. Mr. Jake Hubbell, City Attorney gave clarification.

Mr. Sloan, Vice Chair, read the agenda item. Mr. Jeremy Humphrey read the details of the staff report. Several citizens signed up to speak.

Susan Shuff, 6219 Cayce Lane. Provided a signed petition expressing opposition to changing the zone, and concerns with infrastructure, traffic, safety, and the narrow lane.

Darryl Shuff, 6219 Cayce Lane, stated that he is strongly opposed to rezoning. All the area are two acre lots. The zoning needs to be compatible to the rural character of the area, CD-3 allows up to three and four houses it does not blend, no inter-connectivity, need to protect the character and traffic flow. Christy Goodman expressed concerns about parking, the character, negative impact, lot size, and the need to justify the zoning changes. She referenced Connect Columbia, and reserving rural Cayce Lane.

Sam Goodman, 6220 Cayce Lane, shared concerns about the consistency of rezoning in Columbia, preserving the history, justification, and following the plans adopted.

Roger Burris, 6220 Cayce Lane, spoke to how it affects his home and property. CD-3L would be much more appropriate; the change of character, level of density, increased traffic, drainage concerns, traffic, safety, water run off, pressure to land structure, quality of life concerns, growth should happen responsibly, and buffer are all concerns.

March 11, 2026 - 4:00 PM

Eric Previti, 101 Cayce Valley Drive, discussed the fact that they are full, dangerous roads, growth inconvenience, DRC letters in the packet, the school comments, consider the strains on the county, and Cayce Lane can't handle it. Jennie Paraschak, 6213 Casey Lane, expressed her opposition to the request, more traffic, accidents, and safety issues.

Paulette Livengood, 6227 Cayce Lane. Stated that It's a short-cut street, rainy days are dangerous on Cayce Lane, accidents, and to give it careful thought.

David Meade, 6224 Cayce Lane, discussed how the mail boxes are being torn up, wrecks, flooding issues, and asked to leave it as a CD-2.

Sam Goodman, 1114 Galloway, expressed concerns about accidents, and the curve angle is flat, and it is a tough place to get around.

Mayor Molder asked Mr. Goodman if the name was a connection with Cayce Valley. Mr. Goodman gave the history.

Michael Shamsie, Landmark Engineering representing KCS, was present to answer questions.

Mayor Molder asked, "What about this plan that makes you think it is a better plan that makes it more desirable?"

Mr. Shamsie stated this design is aesthetically pleasing, has sufficient stormwater detention, and they will address drainage issues.

Mr. Blake Seaburg discussed the plan. Specifically, knowing the opposition of the neighbors, traffic safety, drainage, general volume, and he knew that was a concern of theirs. The company tried to create a plan that was significantly different from the previous plan. There is a nice visibility of the property, and the road they put in will create uniqueness for the community. The roads they put in were to create some calming measures. He addressed the site plan comment from the neighbor. He stated that the site plan last time 104 lots. There will not be a plan that will be anymore than the 81 lots that are shown. The significant change question from the Mayor, he feels the number of lots, design layout, number of units, visual site lines, the creativity of the roads, and creating a community is what was significant.

Mayor Molder, stated for clarity, this is a rezoning, and the other request failed. Mr. Keltner explained the previous votes. Mr. Blake Seaburg discussed the number of units, which is a 25% difference. Mr. Sloan discussed the property changing hands. Mr. Seaburg discussed their credibility. Mayor Molder stated that Mr. Wade Kincaid is very credible. Back with the rezone is higher intensity. Mayor Molder stated that he thought that it would be a CD-3L previously.

Mr. Seaburg discussed going to a CD-3, committed to building no more than 81. Mr. Sloan, stated that the real delta is they have more outlets that are unknown to us.

Mr. Sloan moved to deny based on Article 8.5.19. H. Mr. Shannon seconded the motion. Dr. Martin stated in showing CD-3 and CD-3L. She asked what is the problem with building under the requirement of CD-2 with the same concerns being heard over the last several years. Mr. Seaburg stated that currently CD-2 is not part of Suburban Neighborhoods. He also addressed the zoning, the Connect Columbia Plan, along with the economic metric price point of a home, and the Connect Columbia has the overlay as Suburban Neighborhoods. Dr. Martin, stated that, as a developer, where do you have

March 11, 2026 - 4:00 PM

in the submittal that you are trying to build affordable houses? Mr. Seaburg stated that it is not affordable houses, it is attainable houses. It is designated as a Suburban Neighborhoods and it is currently a CD-2. Mr. Hubbell explained the comp plan, and the vote. The comp plan is there to look at future use, and he further explained. Mr. Sloan stated that there are a lot of variables to go with that because it is a future use. Mayor Molder, stated the real reality of the denial is the road, and the density that it will bring to that area, not because there is a conflict that surrounds it. Further discussion included being the last piece in the area, the timing of coming in last to develop, constraints, finding something to do with the property within the CD-2, and the opportunity to make everyone happy. The motion to deny passed four to zero with Mr. Goatz abstaining.

Other Business

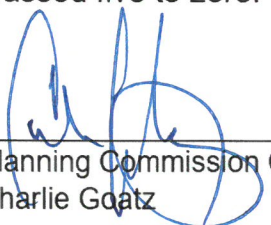
Mr. Sloan would like a meeting to discuss glazing.

Public Comments

None.

Adjourn

Mayor Molder moved to adjourn, and Mr. Sloan seconded. The motion to adjourn passed five to zero. The meeting adjourned at 6:26 PM.



Planning Commission Chairman,
Charlie Goatz

4/8/2026

Date