



AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, May 13, 2026 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street.

The Planning Commission will consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct
4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval of Minutes
6. Review of Bonds and Letters of Credit

II. Consent

III. Discussion Items

1. Request from WES Engineers & Surveyors for approval of a Preliminary Plat and Site Development Plan for the Woodward Estates subdivision, located at [Tax Map 101 Parcel 36.06, off Rutherford Lane](#).
2. Request from Ethan Cobb for approval of a revision to The Landing at Greens Mill Final Planned Unit Development (PUD) plan, at [Tax Map 51J Group B Parcel 36](#), off Greens Mill Road.

IV. Other Business

1. Planned Unit Developments
2. Infill Development

V. Public Comments

VI. Adjourn

The Planning Commission of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address the Commission regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before the Commission votes on the item. Once recognized, you may then come to the podium and state your name and address.

Anyone requesting accommodation due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting. For other questions, please contact the Department of Development Services at 931-560-1560.

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Organization

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

Chairperson Charlie Goatz called the April Planning Commission Meeting for the City of Columbia to order at 4:00 PM. This 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, Vice-Mayor Randy McBroom; Planning Commission Member, Dr. Christa Martin; Planning Commissioner Member, James Shannon; Planning Commission Member, James Sloan; Planning Commission Member Ms. Nancy Williams.

Absent was Planning Commission Member, Mayor Chaz Molder;

Other attendees were: Mr. Robert Archibald, Principal Planner; Mr. Austin Brass, City Planner; Mr. Glenn Harper, City Engineer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Mr. Charles Rush, Principal Planner; Mrs. Melissa Sanders, Planner I; Mr. Douglas Toney, Assistant City Engineer.

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

Chairperson Charlie Goatz welcomed guests and applicants to the meeting. The Chairperson discussed the rules of conduct, the meeting order, and the process for guest 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. Mr. Paul Keltner discussed Ordinances 4578, 4282, and 4584 and they were all approved on the first reading.

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

Mr. Goatz read the agenda item. Mr. Shannon moved to approve the minutes, with Vice-Mayor McBroom seconding the motion. The minutes were approved six to zero.

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

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Mr. Goatz read the agenda item. Mr. Glenn Harper, City Engineer, stated that all letters of credit are in order .

Consent

Item II.1. - Request from Crunk Engineering LLC for Final Plat approval with surety of The Landing at Greens Mill Phase 2A located off [Greens Mill Road at Tax Map 51 Parcel 55](#).

Chairperson Charlie Goatz read the consent item. Mr. Goatz moved to approve the consent item subject to technical comment, Vice-mayor McBroom seconded the motion. The motion to approve with conditions passed six to zero.

Discussion Items

Item III.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. THIS ITEM HAS BEEN WITHDRAWN.

Mr. Goatz stated that the applicant has requested to withdraw.

Item III.2. - 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](#). THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.

Chairperson Charlie Goatz read the agenda item. Mr. Brass gave the details of the staff report. This was deferred from the last meeting due to the need for more clarity on the glazing regarding clear and spandrel glass. The applicant has resubmitted and met the clear glass on all elevations. Minor changes included clear glazing on all elevations. He further discussed the windows located on the upper level, glazing, and stated that glazing is not required at the side, or the rear elevations. This proposal would meet the ordinance outright. He stated that there is a minor deviation in reference to the setback. There is a proposed monument sign.

Mr. Chris Mischel was present to answer questions.

Vice-Mayor McBroom stated that this is where the Ordinance is making a good building, and it will fit in there. This will be one of the nicer Taco Bells. Vice-Mayor McBroom moved to approve. Mr. Shannon seconded the motion. The motion to approve passed six to zero.

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

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Chairperson Charlie Goatz read the agenda item. Mr. Charles Rush, Principal Planner, gave the details of the staff report. The applicant has updated the elevations. Six of the multifamily buildings are going to have a gable roof, five are going to have a hip roof with dormers, and three are going to have clipped gable roofs. In addition to the matrix, the applicant has also updated their elevations from Planning Commission feedback in March.

Mr. John Maher was present to answer questions.

Vice-Mayor McBroom moved to approve, and Dr. Martin seconded the motion. The motion to approve passed six to zero.

Item III.4. - 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](#). **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

Chairperson Charlie Goatz read the agenda item. Mr. Robert Archibald, Principal Planner gave the details of the staff report. This request is a deferral from the previous agenda. This location is also 7 Brew. He discussed the safety striping, the landscape plan exceeds, and the retaining wall is on the building site. They addressed the wall, and the site distance. Mr. Archibald also stated that the preliminary plat does match the final plat.

Mr. Goatz stated he appreciated the addressing of the safety concerns. Mr. Guesseto stated that the access management agreement is signed.

Mr. Goatz moved to approve subject to technical comments. Mr. Shannon seconded the motion. The motion to approve passed six to zero.

Item III.5. - Request from Kristen Whitehead for Architectural Design Review approval of modifications to the Honey Farm Crossing Lot 6A Final Planned Unit Development plan at [Tax Map 51 Parcel 58 off Nashville Highway and Honey Farm Way](#).

Chairperson Charlie Goatz read the agenda item. Mr. Austin Brass, City Planner gave the details of the staff report. This is the Walmart project on Nashville Highway. The windows have been lowered two to four inches. The area of the window coverage has remained unchanged. There were minor modifications of the door, and window relocation. There is a modification of the drive-thru canopy to an attached awning overhang. There were minor architectural plan changes.

Mr. Goatz stated that staff can approve minor changes. Mr. Brass stated that is correct.

Mr. Goatz moved to approve, and Mr. Shannon seconded the motion. The motion to approve passed six to zero.

Item III.6. - Request from Will Thomas for Architectural Design Review approval of a self-storage facility at [1600 Polk Place, being Tax Map 90B Group B Parcel 33.01](#).

Chairperson Charlie Goatz read the agenda item. Mr. Charles Rush gave the details of the staff report. Mr. Sloan asked about the project. Mr. Keltner stated that the request

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was made several years ago. This is straight zoning. Mr. Sloan stated that it doesn't seem to comply. Mr. Keltner, stated it is what was approved originally by the Architectural Design Team. Mr. Sloan asked for a refresher on PUDs. Mr. Keltner stated that this is not a PUD. The request was originally approved by the Architectural Team. Since a committee approved it at the beginning that is why it is being presented to this Committee. Mr. Sloan stated that there is no base, middle, or cap defined.

Mr. Goatz asked if this has been approve what is this Committee reviewing it for. Mr. Keltner stated that it is an amendment. They are changing some of the designs. Mr. Goatz asked if it was an opportunity to address what Mr. Sloan was referencing. Mr. Sloan stated the soldier course. The idea that he is trying to get to is what's on the table. Mr. Will Thomas was present to answer questions. He said the meeting was May 10th, 2022. The building was installed on Trotwood Avenue.

Mr. Brass read the old Ordinance. He discussed modifying the criteria.

Mr. McBroom discussed the Architectural Team and the base middle cap. Mr. Brass stated that was correct. Mr. Keltner stated that it may not have been a requirement at the time the request came through. Mr. McBroom stated that he thinks the ordinance has been changed. He asked why the Commission has to have that now. Mr. Brass stated that it was a part of the ordinance. Mr. Goatz said, to recap, it is zoned for this, and there are minor changes to an elevation that has been previously approval. Mr. Rush stated that is correct. Mr. Goatz stated the same brick facade, just moving some windows and things. Mr. Rush stated yes. Mr. Goatz moved to approve subject to any technical comments. Mr. McBroom seconded the motion. The motion to approve passed six to zero.

Item III.7. - Request from Adam Crunk for Annexation with a Plan of Services including Rezoning to CD-2 (Rural Character District) for property located off [Foster Lane at Tax Map 112 Parcel 17.](#)

Chairperson Charlie Goatz read the agenda item. Mr. McBroom abstained. Mr. Austin Brass gave the details of the staff report. He stated that staff noted that the Area of Change is in an area of Protection. These areas are not expected to experience significant changes in character. Occasional new or infill development within these areas may enhance quality of place and improve connectivity and transportation options. The review process should emphasize compatibility and adequacy of municipal services. The comprehensive plan does have language about concurrency. The applicant proposed easements to the adjoining property to the north. Foster Lane is a rural dirt road at this time. This request is concurrent with the comprehensive plan.

Mr. Jack Maher, owner, and Mr. Adam Crunk, Crunk Engineering, were present to answer questions. Mr. Maher discussed the project. Mr. Adam Crunk's discussion included improvements, concurrent with development, water main, easement, and connections. Mr. Sloan stated that when he looks at concurrent it means there should be a plan in place, and he further discussed it. Additional discussion included CD-2, complying with the comp plan, and meeting the intent of what the body had asked them for zoning. Further discussion included rural transition, concurrent with urban services,

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Connect Columbia pg. 31, the timing of the project, the Easements, approvals, preliminary plat, Foster Lane, and approval of construction plans.

Mr. Sloan stated that to be concurrent, there has to be a plan in place before annexation, plans for schools, and plans for water. He also stated that he doesn't think there is an adequate plan in place for southern Columbia, and the setting of precedence. Mr. Sloan stated that there should be a current plan in place for growth. Mr. Shannon moved to deny the request. Mr. Goatz seconded the motion.

Mr. Brass recommended referring to the staff report on pg. 7. for the criteria. He also referenced Section 8.5.19. H.4.

Mr. Crunk referenced a comment from Maury County school comments from the packet of information. Mr. Goatz referenced section 8.5.19. H.4, E and F. The item criteria for basing a motion of denial.

Mr. Shannon made the amendment that item F has not been satisfied. Mr. Goatz seconded. The motion to deny passed five to zero, with Vice-Mayor McBroom abstaining.

Other Business

Mr. Keltner discussed PUDs that come before this body, and City Council approvals. There is a need for clear direction of master plans regarding expiration of the developers rights. The Preliminary PUD is still sitting there inside the Ordinance. Staff is asking if the Commission would like to look at it, not sure if the Commission wants to look at those seen, and denied on a recent request. Staff is asking if the commission would be willing to entertain it, or if you would rather look at and allow them to present a new master plan.

Mr. Keltner gave an preliminary example. Mr. Keltner stated that the preliminary is not approved until the final is approved. It does lock in to older designs. He believes there are some rights in there. Mr. Goatz stated, what has been approved, in other words is expired. It is not buildable at the old preliminary that was presented.

Mr. Keltner stated not entirely, and he gave an example.

Mr. Keltner stated that it needs to be a straight zone, or they are bound by the preliminary. Staff can go back and research. Mr. Goatz stated that it sounds like the old one need to be cleaned up.

Mr. Sloan stated is it vested under the ordinance that was approved. Mr. Keltner discussed the process. He stated that it is not an approved preliminary until the final is approved. He discussed the rights there, and if the Commission wants to remove the PUD designation. Mr. Goatz asked about removing it. Mr. Keltner explained they are bound by the preliminary. Further discussion included researching, putting an expiration date on it, processed, this Commission have not seen the old plan coming through, the option to review each year, the rights, and owner notification.

Mr. Goatz asked the attorney, Mr. Hubbell about changing legally.

Mr. Hubbell stated that he thinks that there was some proposed legislation changing zoning. He is not concerned about it creating liability since it failed. The language is a little gray, about the preliminary being revoked. He also state that he doesn't think the

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Commission has to worry about the liability from revoking the plan. Mr. Hubbell stated that it may revoke back to what zone it was prior to the PUD being adopted such as B-2. Mr. Hubbell stated that he agrees with Mr. Keltner in reference to if someone submits a plan, revoking a plan, and consistency. Mr. Goatz discussed the old ordinance, and coming up to the standard ordinance. Vice-Mayor McBroom asked Mr. Keltner what he wanted from the Commission today. Mr. Keltner explained.

Vice-Mayor McBroom stated that the short version is, it is an old PUD and the area around it is changing so, the Commission don't want that PUD down, but they still have a right to build the PUD. The PUD will not expire, not the preliminary. Mr. McBroom stated that he didn't want to make a decision today.

Austin can put memo together in a formal document. Mr. McBroom will bring it up and then the Commission will make a decision on it.

Mr. Sloan stated that the storage building agenda item could have had a floor plan.

Public Comments

There were no comments.

Adjourn

With no further business to discuss, Mr. Goatz moved to adjourn. Dr. Martin seconded the motion. The motion to adjourn passed six to zero. The meeting adjourned at 4:53 PM.

Planning Commission Chairman,
Charlie Goatz

Date

Woodward Estates Preliminary Plat/ Site Development Plan

Project #:	26-0097	Location:	Tax Map 101 Parcel 036.06
Applicant:	Gerald Vick, PE	Case Type(s):	Preliminary Plat/SDP
Staff Planner:	Charles Rush	Proposed Use:	Single-Family Homes

PROJECT SUMMARY

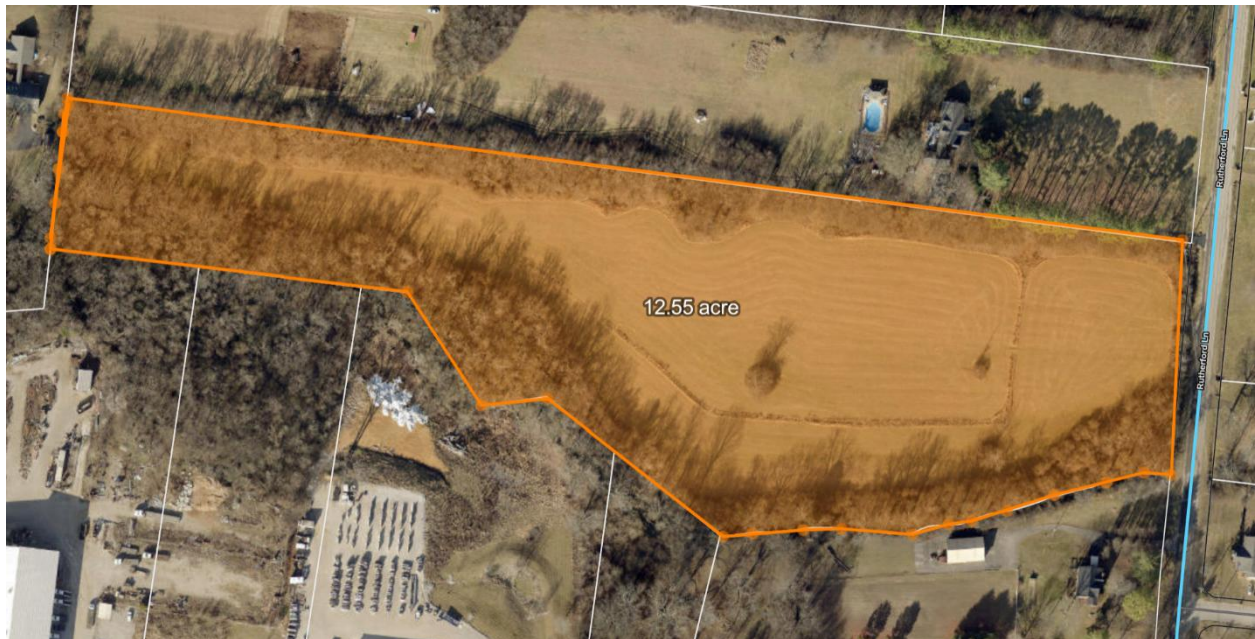
The applicant requests approval to vacate an approved Preliminary Plat and Site Development Plan (25-0309) and revert to the original Preliminary Plat and Site Development Plan (24-0370). This request is for 12 lots on 12.55 +/- acres and matches the original approved Site Development Plan and Preliminary Plat.

- A proposed rezoning from RS-40 (CD-2) to RS-6 (CD-3) was denied by the Planning Commission on November 11, 2020, for the subject property.
- A proposed rezoning from RS-40 (CD-2) to RS-10 (CD-3) was requested and denied by the Planning Commission on January 13th, 2021, for the subject property.
- The subject property has continued to be zoned as RS-40, which transitioned to CD-2 (*Rural Residential*) with the adoption of Zoning Ordinance 4400 in July 2022. This Preliminary Plat and Site Development Plan has been requested to develop the property in accordance with the current development requirements within a CD-2 (*Rural Residential*) Character District.
- During the October 2024 Planning Commission meeting, the PC approved a Preliminary Plat and Site Development Plan for 12 lots.
- During the September 2025 Planning Commission meeting, the PC approved the Woodward Estate Phase 1 Final plat, which included 8 lots.
- In October of 2025, the applicant requested approval of a Preliminary Plat and Site Development Plan for 22 residential lots, along with associated infrastructure and three open spaces, including one defined civic space. This +/- 22.01-acre development parcel yielded 1 density unit per acre (DU/AC). The subject site is located on the west side of Rutherford Lane, 800' north of the intersection of Rutherford Lane & Oakland Parkway.
- The Site Development Plan/Preliminary Plat utilizes a cul-de-sac terminus that is not permitted unless approved by a waiver of the Zoning Administrator to accommodate site conditions. This site does provide a ROW reservation to the property at the north.

- This staff report evaluates the site development plan in adherence to all required bulk and area standards, including civic space and tree canopy retention requirements.
- The Planning Commission is the **decision-making authority** for the Site Development Plan and Preliminary Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2 (<i>Rural Residential</i>)	Vacant/In development	Single Family Homes	+ /- 22.01 acres





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	CD-2	Vacant/ In development/ approved 8 lots
North	Suburban Neighborhoods	CD-2	Single-Family Home
South	Technology & Employment Centers	SD-LI/ CD-2	Single-Family Home/ Light Manufacturing
East	Suburban Neighborhoods	CD-2/ CD-3	Single-Family Home
West	Suburban Neighborhoods	CD-2	Single-Family Home

CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhoods: This requested Preliminary Plat & Site Development Plan is located within the Suburban Neighborhoods Future Land Use. The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents’ retail needs and provide a wider range of housing options. Each development parcel should add to Columbia’s existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as a whole. The density and intensity of residential development increase in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.



Suburban Neighborhoods

Character & Intent

The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.

Land Use Considerations

The primary land use is low-density detached housing. Along arterial roadways, primary uses may include offices, retail, and all forms of medium-density housing. Secondary land uses include accessory dwellings, two-family homes, civic uses, institutional uses, schools, religious facilities, utility facilities, parks and open space. New industrial and warehouse uses are inappropriate.



Form & Pattern

The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land use is distinguished from RT in the organization of lots and thoroughfares to form blocks. Physically separated developments which do not extend established block formation and roadway networks are inappropriate. The density of streets and blocks increases with proximity to CCUV and community anchors. Implementing bulk and design standards loosely delimit the public and domestic realms though the application of layers and front-to-back discipline of lots. Along arterial roadways, commercial corridors of varying intensities emerge over time with a high-quality built environment typified by a mix of building types and a balance between automobile-oriented and pedestrian-oriented design. The physical intensity of development along arterial corridors varies based on the surrounding residential density and the roadway's place in the transportation network. New development should accompany concurrent extension of complete urban services. Parking is provided on-site by private land users, supplemented by on-street spaces.



Implementing Districts

- Neighborhood-Large Lot CD-3L
- Neighborhood CD-3
- General Urban-Corridor CD-4C (only along Arterial roadways)
- Manufactured Home Park SD-MHP
- Residential PUD PUD-R
- Mixed Use PUD PUD-MU
- Civic CV

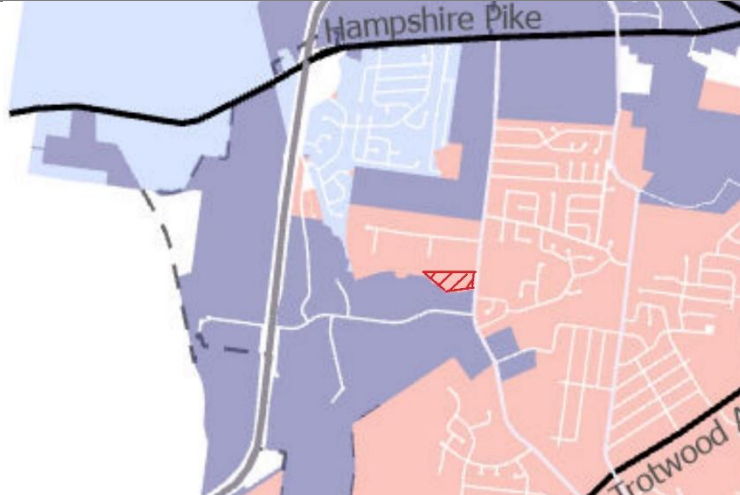
Implementing Standards

- General Development Pattern: Mixed Uses & Isolated Uses
- Density (density unites per acre): 4 - 24 du/ac
- Building Height: 1 - 4 stories
- Open Space Elements: Civic Spaces, Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as **facilitate**. The designation includes changes only when the city facilitates orderly market-drive change. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (*Connect Columbia* p. 32).



CONFORMITY WITH ZONING ORDINANCE

- The proposed Site Development Plan and Preliminary Plat conform to the bulk standards of the Ordinance for a CD-2 Rural Character District.

Lots, Building Sites & Bulk Standards:

- The Zoning Ordinance permits single-family house types and conforms to section 4.3.1-A of the Zoning Ordinance. This proposed preliminary plat includes front-loaded lots for single-family homes.
- Lot variations include:
 - 12 (125') front-loaded single-family home lots; 12,500 SF min;
 - 1 civic space lot;
 - 1 open space lot.
- Table 1 describes applicable bulk standards per Table 4.3.1-A (building, lot & building site standards) of the Zoning Ordinance for a CD-2-character district in which the subject property is zoned.

Table 1 (CD-2) Rural Character District Standards		
Bulk Standards:	Required	Proposed
Density:	1 Density Unit Per Acre Maximum	1 Density Unit Per Acre
Minimum Lot width:	125'	125'
Minimum Building Site/ Lot Area:	12,500 SF.	12,500 SF. +
Lot/Building Enfrontment:	Vehicular Thoroughfare	50' Local Road Thoroughfare
Parking:	2 spaces/ Dwelling Unit	2 spaces/ Dwelling Unit
Max. Impervious:	N/A	N/A
Setbacks:	<u>Front</u> – 30 ft. <u>Front Secondary</u> - 30 ft <u>Side</u> - 20 ft. <u>Rear</u> - 30' or 15 min from center line of rear alley	<u>Front</u> – 30 ft. <u>Front Secondary</u> - 30 ft. <u>Side</u> - 20 ft. <u>Rear</u> - 30 ft. (<i>no lots are proposed to be alley loaded</i>)



Architecture:

- **Staff will determine conformity with the prescriptive design standards of the Ordinance at the time of building permit.**
 - The applicant has acknowledged that all structures must conform to the prescriptive design standards in Table 4.3.1-C of the Ordinance.
 - The Ordinance requires garages to maintain minimum interior dimensions of 10 feet by 20 feet. The Ordinance also establishes a maximum garage door width of 33% of total of garage plus façade width if garage door is in 1st of 2nd layer (*not setback 20' behind principal frontage*).

Civic Spaces:

- **Section 5.3.1 of Zoning Ordinance requires any development parcel to utilize at least 5% but no more than 20% of its gross acreage as Civic Space conforming to the standards of Table 5.3.3-A.¹ The proposed Site Development Plan provides the required Civic Space in the form of a Playground.**
 - The applicant proposes to dedicate 0.65 acres (5.41%) of the 12.55 -acre site to a Civic Space in the form of a Playground.

Civic Space Types for Development Plan	Number/ Size	Area/ Enfrontment
Playground	1 (0.65 acres)	N/A (<i>Playgrounds are not required to enfront throughfares</i>).

Tree Canopy Cover Retention/ Specimen Tree Preservation:

Section 4.3.16 of the Zoning Ordinance requires a percentage of existing tree cover to be preserved based upon the existing canopy on the development site.

- A CD-2-character district has a tree canopy retention based off the existing tree canopy

¹ Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).



on site. The applicant’s tree canopy retention plan indicates that 5.35 acres (42.6%) of the 12.55-acre site is existing tree canopy. Table 4.3.16 L of the Zoning Ordinance indicates that a site with 40-59% existing tree canopy cover is required to retain 45% of the site as a tree save area. This site development plan indicates 3.10 acres (57%) of the 5.35 acres of existing tree canopy to be fully preserved at the southern boundary of the development site in an environmental sensitive area that consists of a 30’ aquatic buffer.

- Section **4.3.16** of the Zoning Ordinance requires the general protection of Specimen and Heritage Trees (*canopy diameter of 24 inches or greater*) with the Zoning Ordinance recommending that they not be removed. Furthermore, the Zoning Ordinance states that if a Specimen tree is removed, that a replacement tree shall be provided for two and half caliper inches per tree removed. That applicant has indicated that no heritage trees have been identified to be removed as part of the Site Development Plan requiring removal and replacement.

REVIEW PROCESS

The Development Review Committee reviewed the proposed Preliminary Plat/Site Development Plan at its April 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

The Planning Commission is the Decision-Making Authority for all Site Development Plans that include one or more Development Parcels under **§ 8.5.6.D.3**.²

Sections **8.5.6.N** and **O** establish the criteria for review of a Site Development Plan.

N. Review Criteria.

- 1. The criteria to be applied by the Zoning Administrator in reviewing a Development Plan and application shall be whether such Plan and application comply with the applicable conditions, standards, and requirements of this Ordinance, all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans.*
- 2. With respect to a Development Plan the Planning Commission shall rely on all conditions, standards, and requirements of Articles 1-5 and Article 7 of this*

^{2 2} Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).



Ordinance and the Planning Commission shall review the Plan and application for compliance with all other conditions, standards, and requirements of this Ordinance, including without limitation those of Article 6 (Supplemental Standards), and compliance with all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans. Additionally, in the case of Development in a Special District, the Planning Commission shall determine:

- a. Whether the Development design and Development intensity are appropriate for and tailored to the unique characteristics of the site, such as significant wooded areas, specimen trees, wetlands, steep slopes, floodplains, and zoning of or existing Development on Adjacent property;*
- b. Whether the proposed access and circulation are adequate with respect to traffic patterns, traffic control measures, and street pavement areas, with provisions for maintaining traffic flows and reducing any negative effects of traffic on nearby properties;*
- c. Compliance with site construction requirements;*
- d. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines; and*
- e. Compliance with requirements for Easements or dedications.*

O. Development Plan Procedures Decision-Making Authority's Action.

- 1. Within 62 days for a Development Plan and application for which the Zoning Administrator is the Decision-Making Authority, or within 62 days after the hearing on a Development Plan and application for which the Planning Commission is the Decision-Making Authority, the Development Plan and application shall be approved or disapproved by the Decision-Making Authority in accordance with the review criteria of Section 8.5.6.N and Sections 8.5.6.O.2-.5 below:*
- 2. A Development Plan and application shall be approved by the Decision-Making Authority, upon a finding that the Development Plan and application are in compliance with the review criteria set forth in Section 8.5.6.N.*



3. *If a Development Plan and Application are approved, the Development Plan as approved shall become part of the record of approval, and subsequent actions relating to the authorized Development must be consistent with approved items.*
4. *A Development Plan and application shall be disapproved if the Decision-Making Authority determines that the Plan and application do not comply with any one or more of the review criteria set forth in Section 8.5.6.N.*

Section 2.2.6 of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

A. Recommendations and final action on a Preliminary Plat shall be based on consideration of the following criteria:

1. *Whether the proposed Preliminary Plat complies with the applicable zoning district and overlay districts;*
2. *Whether the proposed Preliminary Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*
3. *Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.*

In the event of a denial, § 2.2.5 of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

COMMENTS FROM PLANNING STAFF

This preliminary plat and site development plan adheres to all standards of Zoning Ordinance 4400. As noted on the preliminary plat/site development plan, all structures are required to conform to the prescriptive design standards in Table 4.3.1-A of the Ordinance.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.N** and **O** of the City of Columbia Zoning Ordinance, and Section **2.2.6** of the Subdivision Regulations, have been satisfied and approve the Site Development Plan and Preliminary Plat as presented [*subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.N** and **O** of the City of Columbia Zoning Ordinance, and Section **2.2.6** of the Subdivision Regulations, have been satisfied and approve the Site Development Plan and Preliminary Plat subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny the Site Development Plan and Preliminary Plat having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.N** and **O** of the City of Columbia Zoning Ordinance and Section **2.2.6** of the Subdivision Regulations are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at that future meeting.

PRELIMINARY PLAT

SITE DATA:

OWNER: KLF INVESTMENTS, LLC.
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

PARCEL NUMBER: TAX MAP 101 PARCEL 036.06
DEED BOOK: R2913, PG 479

SUBJECT PARCEL ZONING: CD-2

ACREAGE OF SITE: 12.55 ACRES
(PROPOSED 52,613.7 S.F. - 1.21 AC.
RIGHT OF WAY DEDICATION)

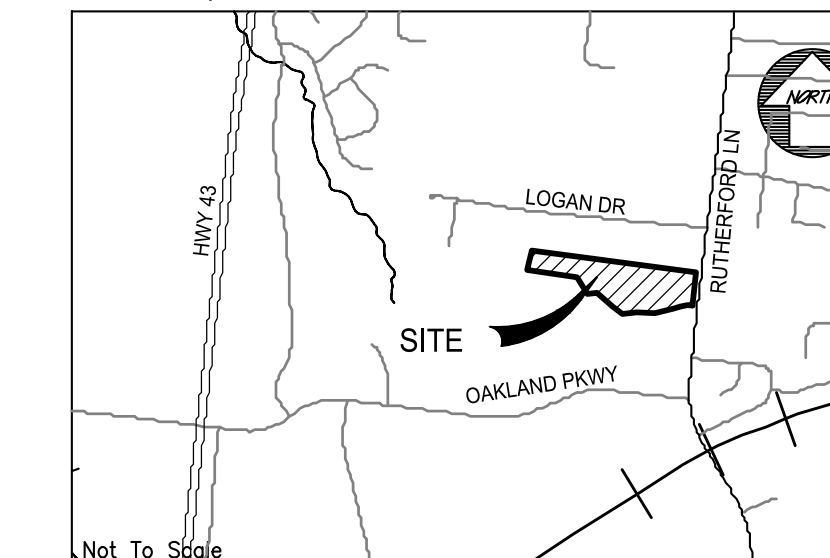
MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
30' REAR
20' SIDE

UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
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PURPOSE NOTE: CONSTRUCT 1,188 L.F. OF ROADWAY AND
PROVIDE 12 RESIDENTIAL LOTS WITH RELATED
APPURTENANCES

Location Map



- Note:
- This Proposed Preliminary Plat and Site Development Plan is proposed to Vacate previous approval on Tax Map 101, Parcel 36.03
 - Mail kiosk locations and monument signs shall be maintained by HOA.
 - Between lot 8 and lot 9 is a temporary dead end that may be extended by the city at any time.
 - Install sign at the end of the proposed ROW to the north indicating that this road can be extended by the city.

DENSITY:

TOTAL ACRES: 12.55 ACRES
ALLOWED: 1 UNIT PER ACRE
TOTAL ALLOWED: 12 UNITS
TOTAL SHOWN: 12 UNITS
DENSITY SHOWN: 1 UNIT PER ACRE

TREE CANOPY PRESERVATION:

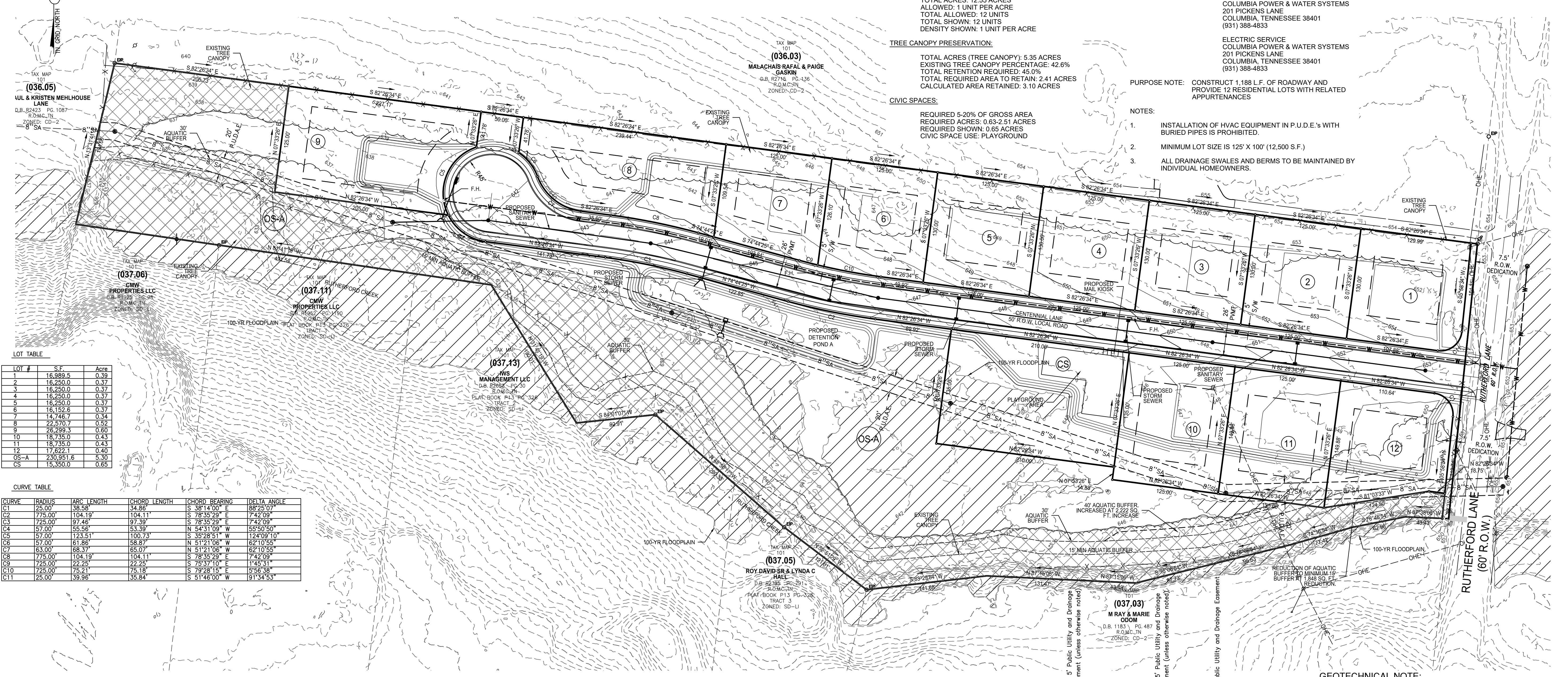
TOTAL ACRES (TREE CANOPY): 5.35 ACRES
EXISTING TREE CANOPY PERCENTAGE: 42.6%
TOTAL RETENTION REQUIRED: 45.0%
TOTAL REQUIRED AREA TO RETAIN: 2.41 ACRES
CALCULATED AREA RETAINED: 3.10 ACRES

CIVIC SPACES:

REQUIRED 5-20% OF GROSS AREA
REQUIRED ACRES: 0.63-2.51 ACRES
REQUIRED SHOWN: 0.65 ACRES
CIVIC SPACE USE: PLAYGROUND

NOTES:

- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'S WITH BURIED PIPES IS PROHIBITED.
- MINIMUM LOT SIZE IS 125' X 100' (12,500 S.F.)
- ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.



LOT TABLE

LOT #	S.F.	Acres
1	16,399.5	0.39
2	16,250.0	0.37
3	16,250.0	0.37
4	16,250.0	0.37
5	16,250.0	0.37
6	16,152.6	0.37
7	14,746.7	0.34
8	22,570.7	0.52
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11	18,735.0	0.43
12	17,822.1	0.40
OS-A	230,951.6	5.30
CS	15,350.0	0.65

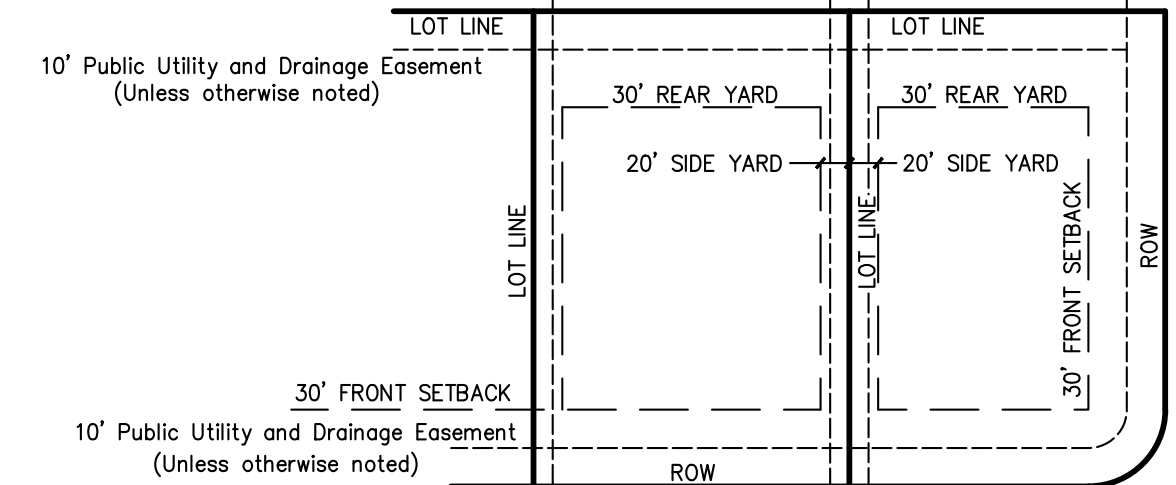
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00	38.58	34.86	S 3814.00' E	88.42 07'
C2	775.00	104.19'	104.11'	S 7835.29' E	74.42 09'
C3	725.00	97.46'	97.39'	S 7835.29' E	74.42 09'
C4	57.00	55.58'	53.39'	N 5431.09' W	353.50 50'
C5	57.00	123.51'	100.73'	S 3528.51' W	124.09 10'
C6	57.00	61.86'	58.87'	N 5121.06' W	62.10 55'
C7	63.00	68.37'	65.07'	N 5121.06' W	62.10 55'
C8	775.00	104.19'	104.11'	S 7835.29' E	74.42 09'
C9	725.00	22.25'	22.25'	S 7537.10' E	1745.31'
C10	725.00	75.21'	75.18'	S 7928.15' E	5756.38'
C11	25.00	39.98'	35.84'	S 5146.00' W	9134.53'

OPEN SPACE NOTE:
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PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2023

ACTIVITY	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP
TEMPORARY SEDIMENT STRUCTURES												
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PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												



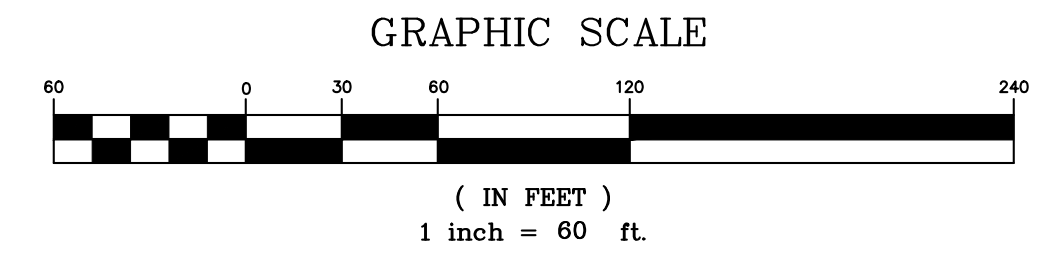
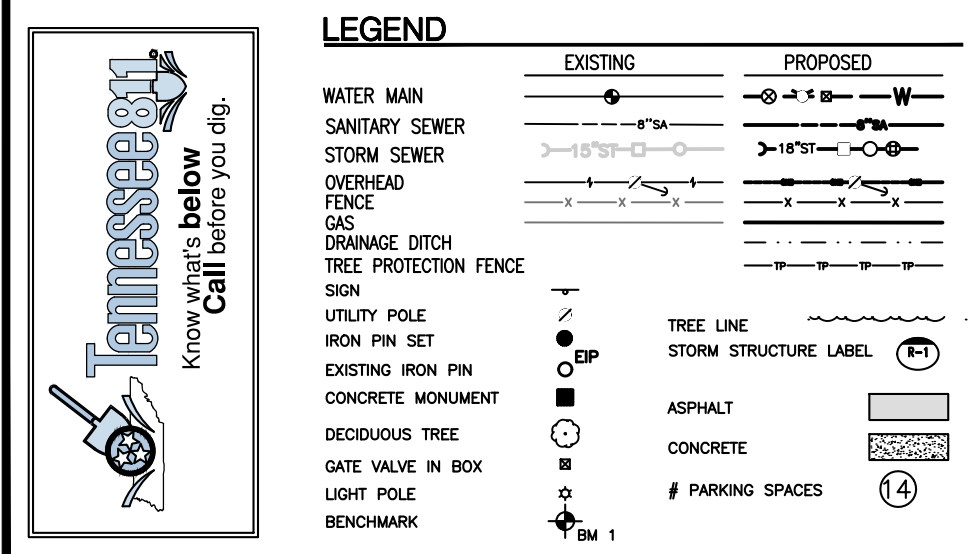
GEOTECHNICAL NOTE:
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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
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2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:
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Submitted for Municipal Approval
Not for Construction

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PHONE: (931) 388-2329
www.wesengineers.com

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

Client
KLF INVESTMENTS LLC
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

Drawn: JG
Checked: JG
Approved: CV
Date: 08/19/2024

Scale: Vertical: 1"=50'
Horizontal:

Job No. 24538

1 OF 1

SITE DEVELOPMENT PLAN

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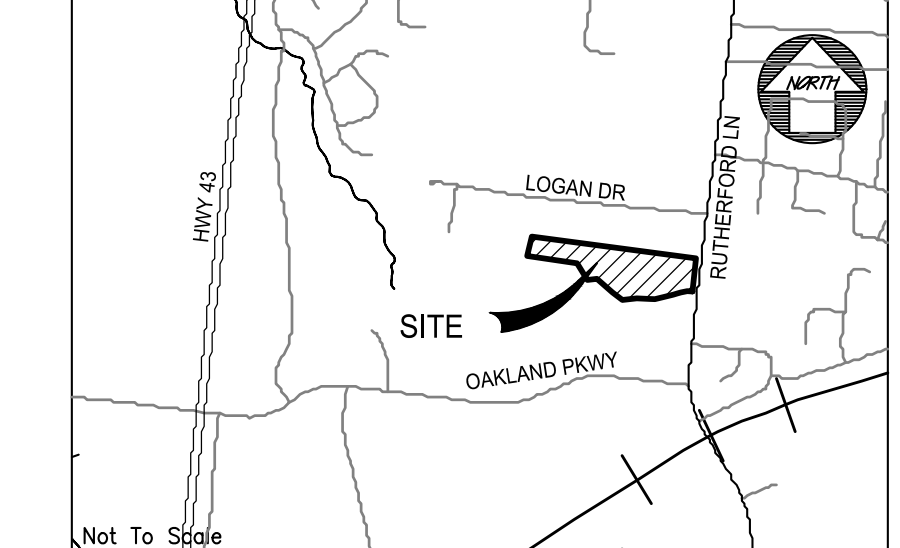
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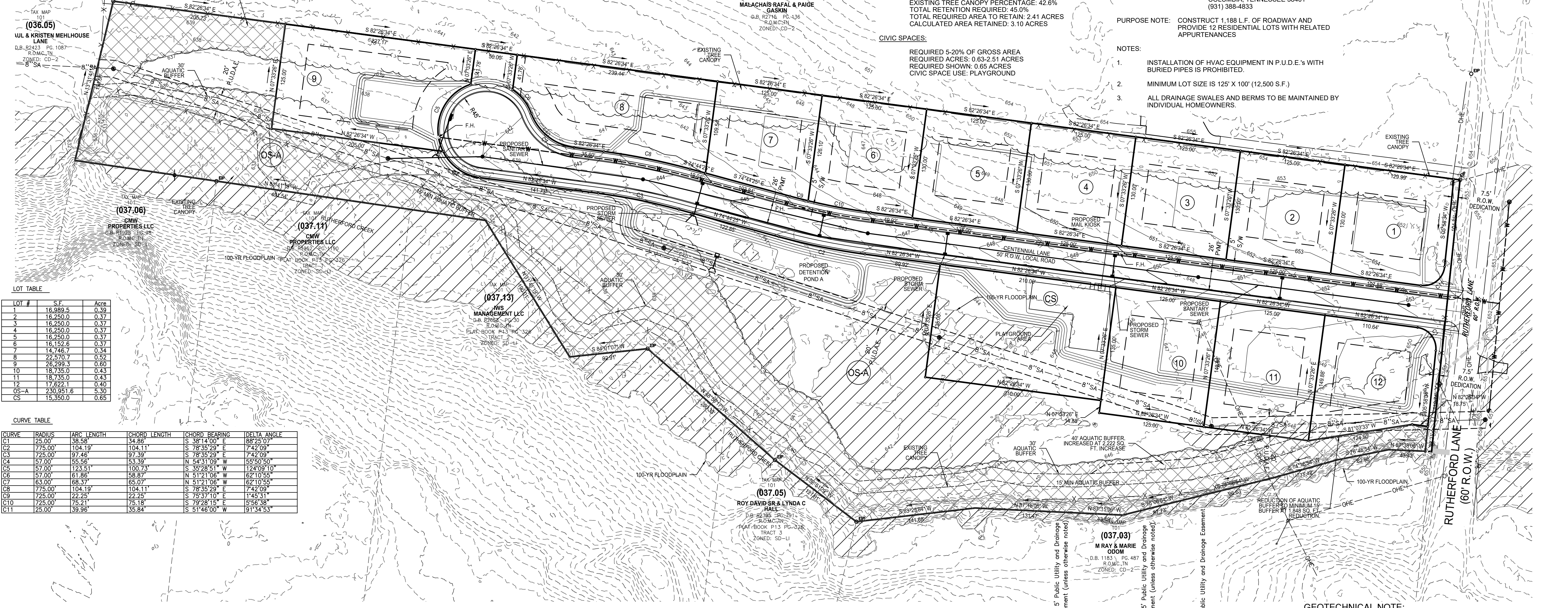
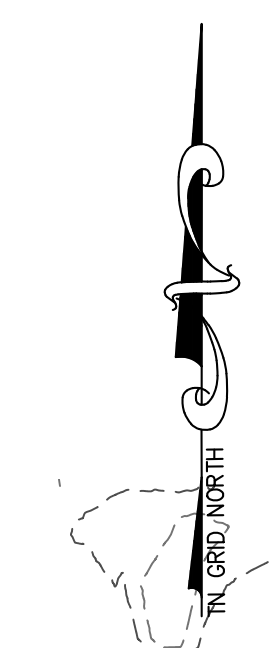
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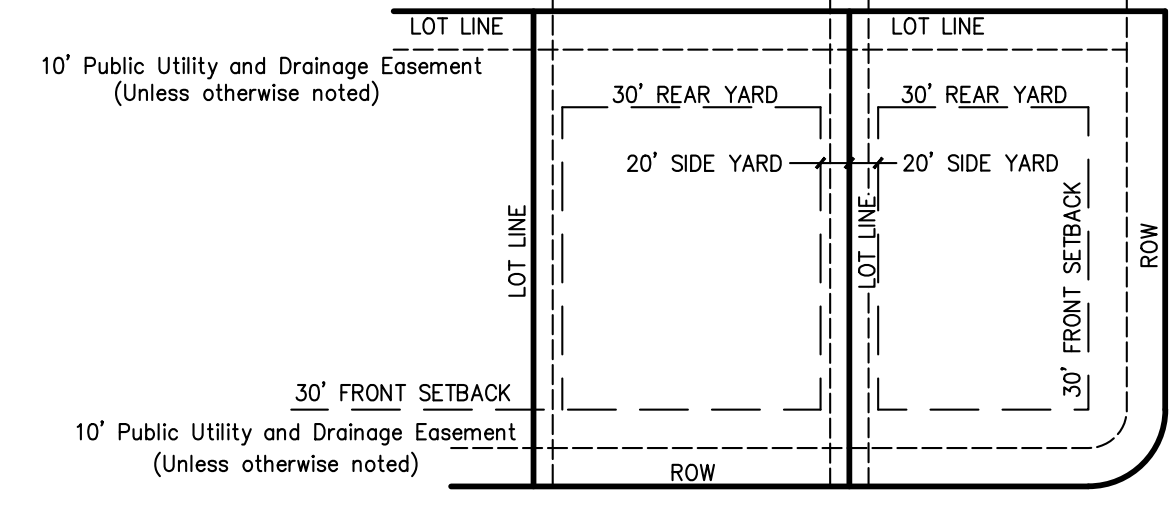
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C11	25.00	39.98	35.84	S 51.46 00° W	91.34 53

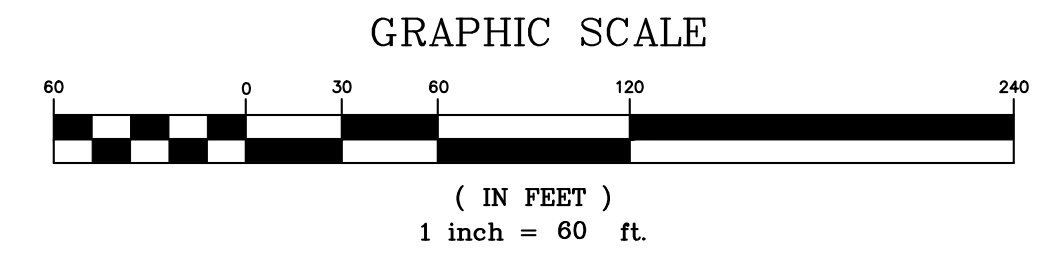
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UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												



SUBDIVISION TYPICAL LOT LAYOUT

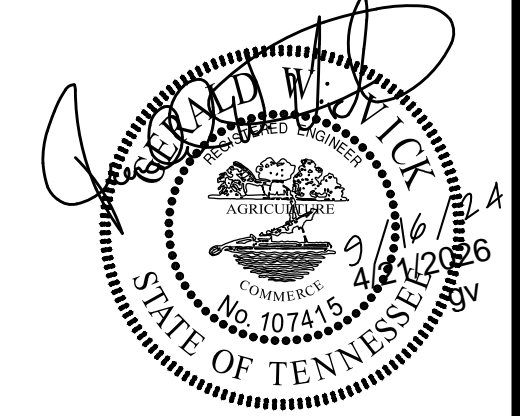


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LEGEND

WATER MAIN
SANITARY SEWER
STORM SEWER
OVERHEAD FENCE
640
DRAINAGE DITCH
TREE PROTECTION FENCE
UTILITY POLE
IRON PIN SET
EXISTING IRON PIN
CONCRETE MONUMENT
DECIDUOUS TREE
GATE VALVE IN BOX
LIGHT POLE
BENCHMARK

EXISTING
PROPOSED

TREE LINE
STORM STRUCTURE LABEL
ASPHALT
CONCRETE
PARKING SPACES

© 2024

WES E ENGINEERS & SURVEYORS
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WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
SITE DEVELOPMENT PLAN

Client: KLF INVESTMENTS LLC
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

DATE: 09/16/24

REVISIONS
DATE
STAFF COMMENTS ADDRESSED

Drawn: JS
Checked: JS
Approved: CV
Date: 09/19/2024

Job No. 24538
Scale: Vertical 1"=50'
Horizontal

1 OF 1

April 21, 2026

Paul Keltner, AICP, Director
Development Services – City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: Rutherford Lane – Woodward Estates – Preliminary Plat / Site Development Plan

On behalf of the owner for the proposed development, WES Engineers & Surveyors would like to resubmit the documents attached to the City of Columbia for the Preliminary Plat / Site Development Plan. Staff comments have been addressed below in GREEN.

Planning

1. The lead case planner for this case is Charles Rush. Please email all correspondence to crush@columbiatn.gov
Acknowledged.
2. Provide Notation that Proposed Preliminary Plat & Site Development Plan Vacates previous approval on tax map 101 Parcel 36.03.
Proposed note added to Preliminary Plat and Site Development Plan
3. Include in note: mail kiosk locations and monument signs shall be maintained by the HOA
Proposed note added to Preliminary Plat and Site Development Plan
4. Add note that between lot 8 and lot 9 is a temporary dead end that may be extended by the city at any time. Also a sign will needed to be marked in the ground of a temporary dead end which may be extended by the city.
Proposed note added to Preliminary Plat and Site Development Plan

ATTACHMENTS: Preliminary Plat, Site Development Plan

I hope you find the attached information helpful in your review. If you have any questions or comments regarding this and the associated documentation, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

A handwritten signature in blue ink, appearing to read 'G. Vick', is enclosed within a light blue circular scribble.

Gerald W. Vick, PE
Principal



DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, April 14, 2026

ITEM NO.

26-0097

DESCRIPTION: Woodward Estates

COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Public Works

3. No comments.

City Attorney

4. No comments.

Planning

5. The lead case planner for this case is Charles Rush. Please email all correspondence to crush@columbiatn.gov
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Engineering

9. No Comments

Maury County E911

10. Street name is correct. Addresses assigned and published.

Maury County Highway Dept.

11. No comment.

Maury County Schools

12. Woodard Elementary, Whittorne Middle, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students.

Fire

13. No comments

Columbia Water

14. Ensure water system infrastructure is installed in accordance with the originally approved plans including meter box locations. (Reverting to original plan).

Duck River Electric Membership Corp

15. No comment.

ATT

16. ATT Does Not Serve.



Atmos Energy

17. No comment provided.

Columbia Power

18. Columbia Power System has an existing power line near your proposed development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

PRELIMINARY PLAT

SITE DATA:

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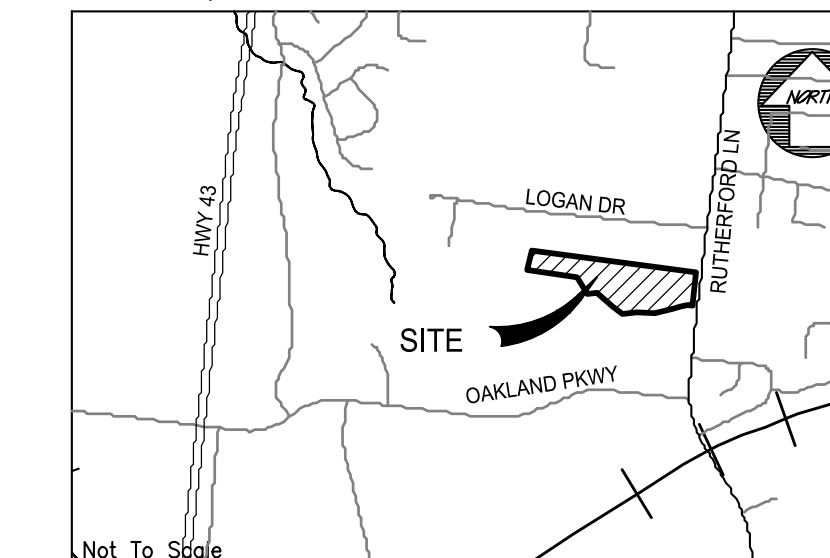
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30' REAR
20' SIDE

UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

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PURPOSE NOTE: CONSTRUCT 1,188 L.F. OF ROADWAY AND
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Location Map



© 2024

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TOTAL ALLOWED: 12 UNITS
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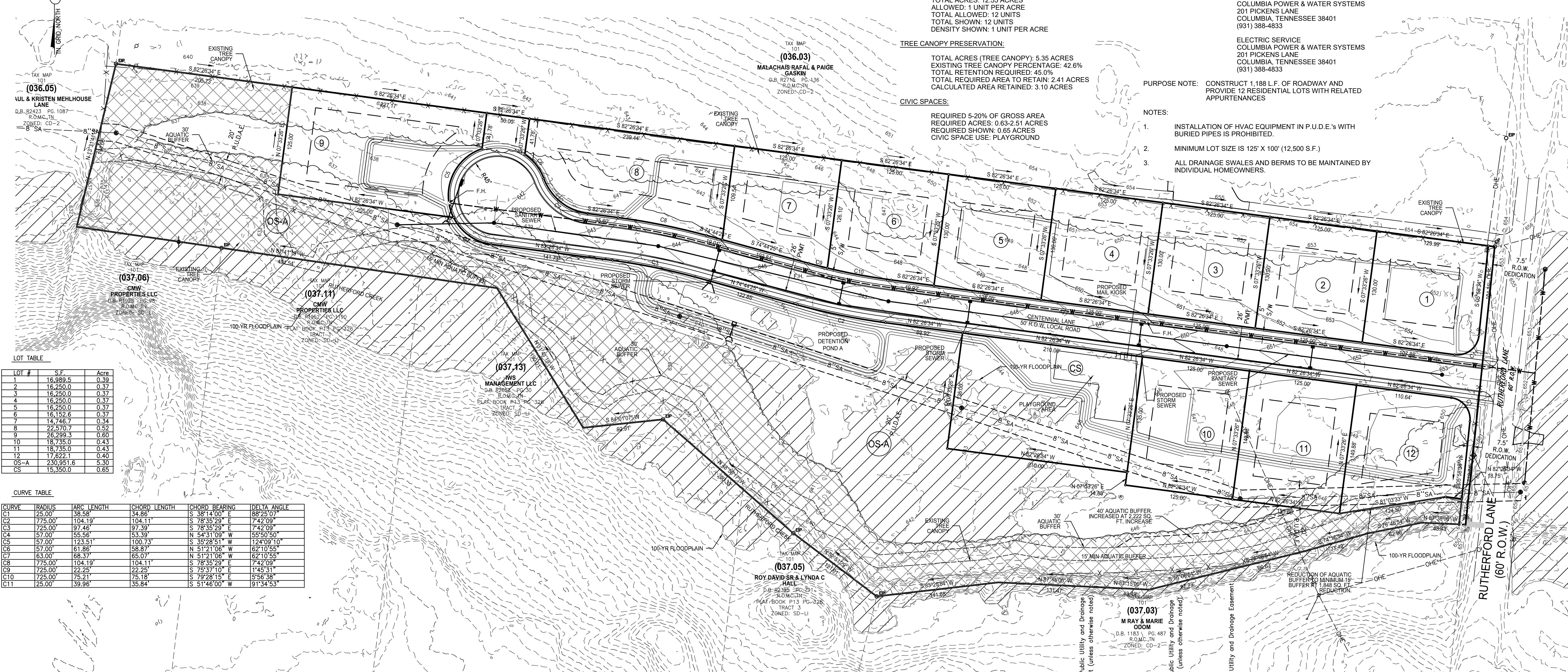
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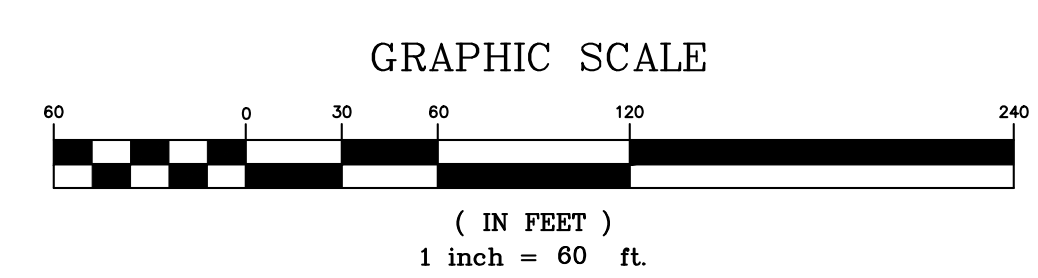
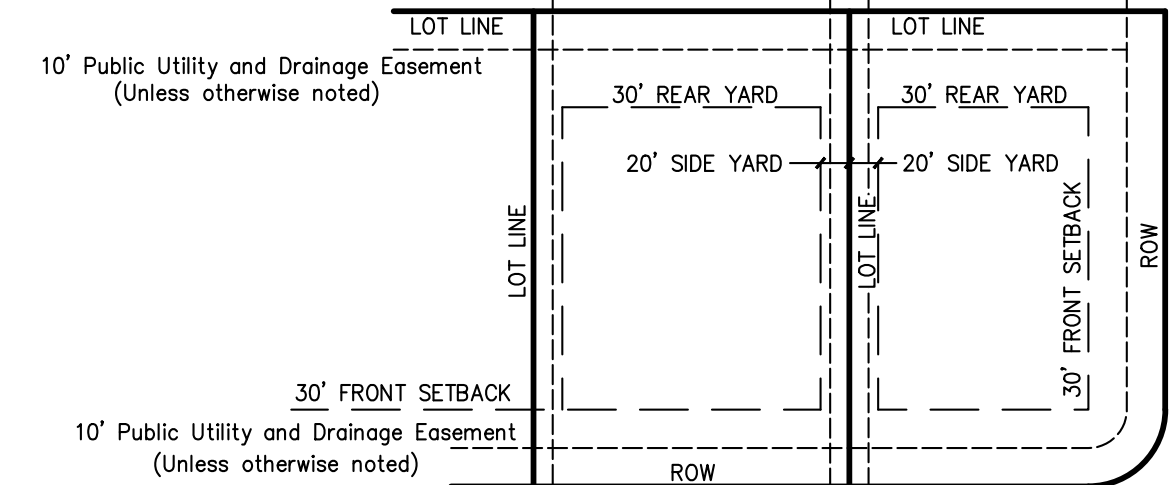
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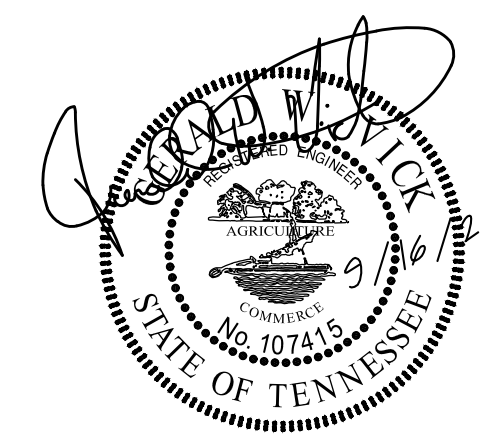


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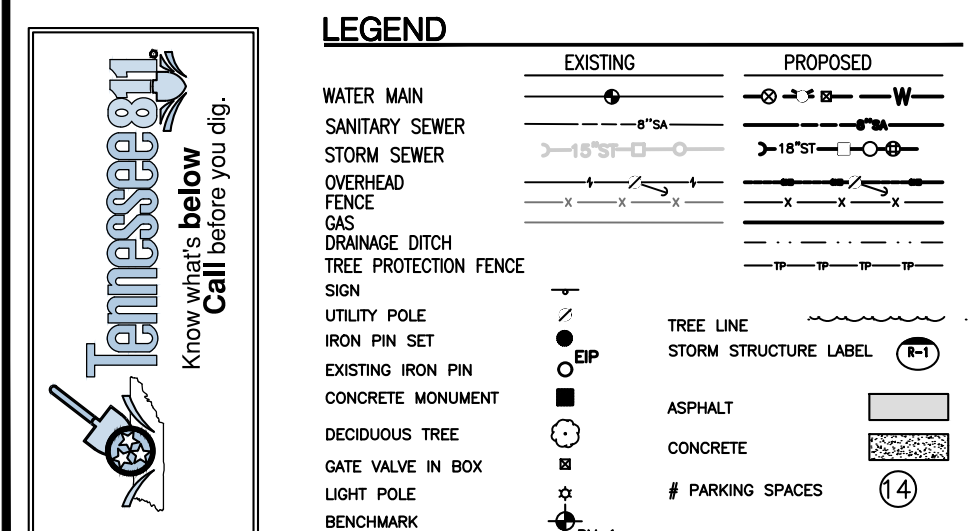
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Submitted for Municipal Approval
Not for Construction

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WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

Client: KLF INVESTMENTS LLC
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

DATE: 09/16/24

REVISIONS: 01

Drawn: JG
Checked: JG
Approved: CV
Date: 09/19/2024

Job No.: 24538
Scale: Vertical: 1"=50'
Horizontal:

1 OF 1

WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

SITE DEVELOPMENT PLAN

SITE DATA:

OWNER: KLF INVESTMENTS, LLC.
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

PARCEL NUMBER: TAX MAP 101 PARCEL 036.06
DEED BOOK: R2913, PG 479

SUBJECT PARCEL ZONING: CD-2

ACREAGE OF SITE: 12.55 ACRES
(PROPOSED 52,613.7 S.F. - 1.21 Ac.
RIGHT OF WAY DEDICATION)

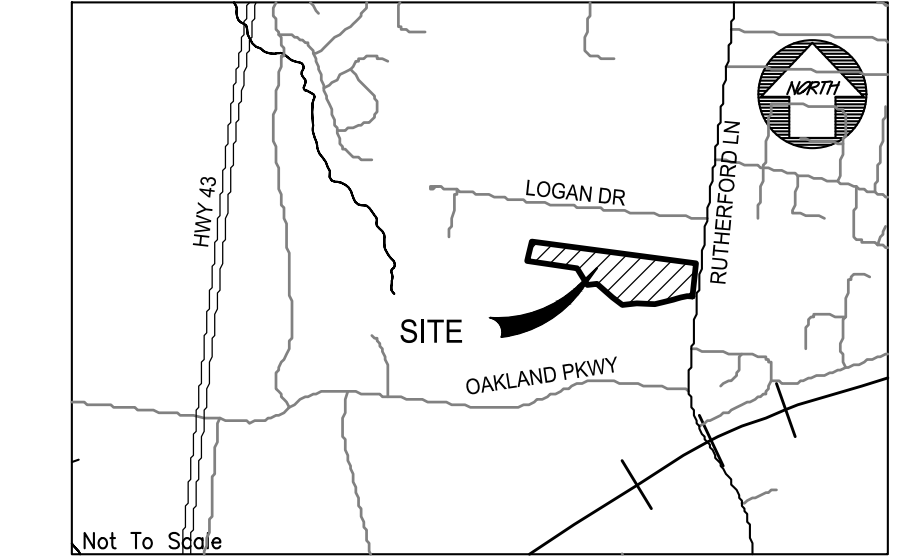
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© 2024

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Client
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DATE
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REVISIONS
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COMMENTS

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE

SITE DEVELOPMENT PLAN

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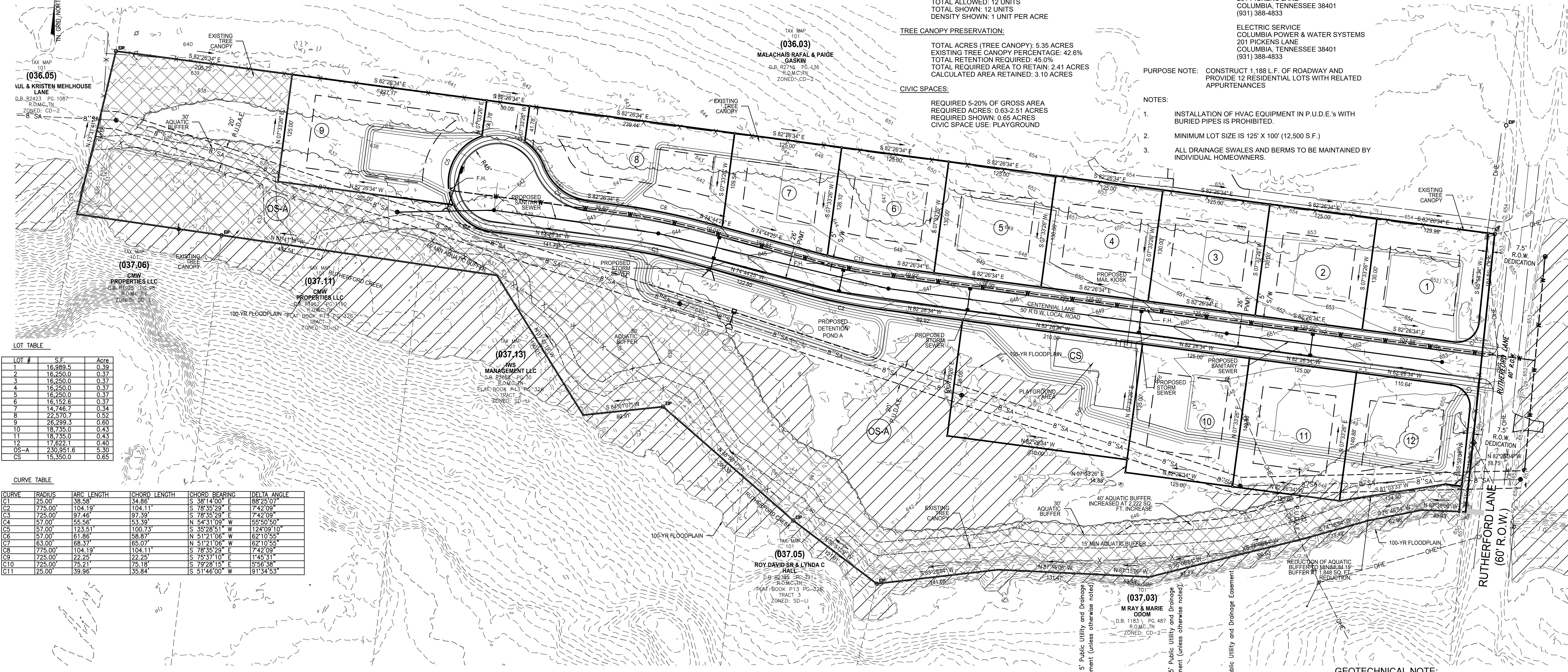
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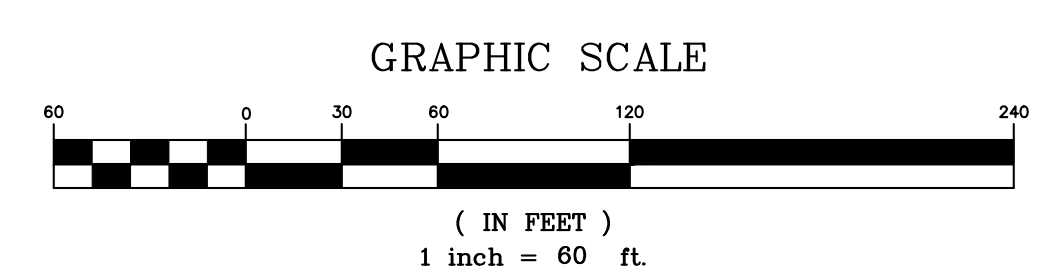
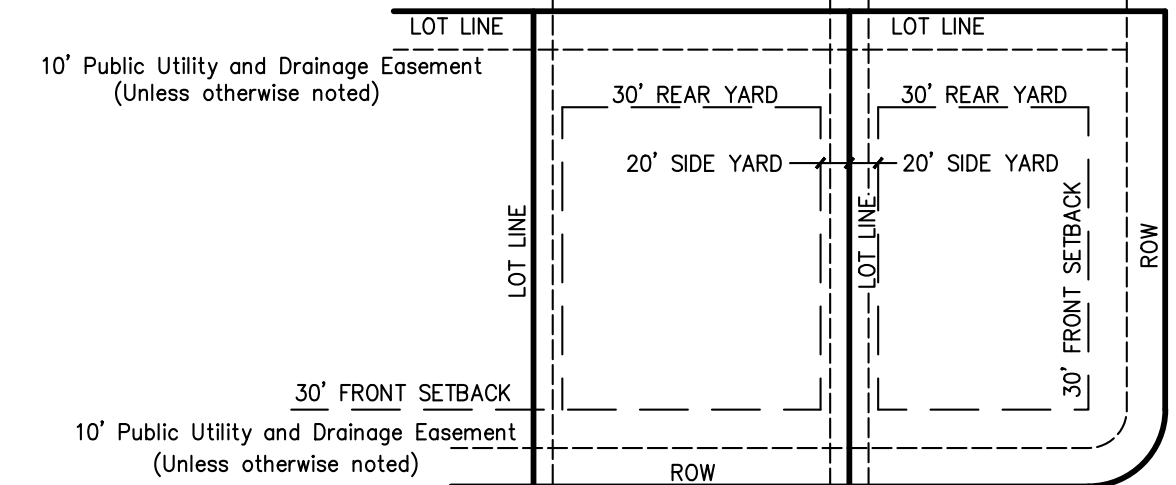
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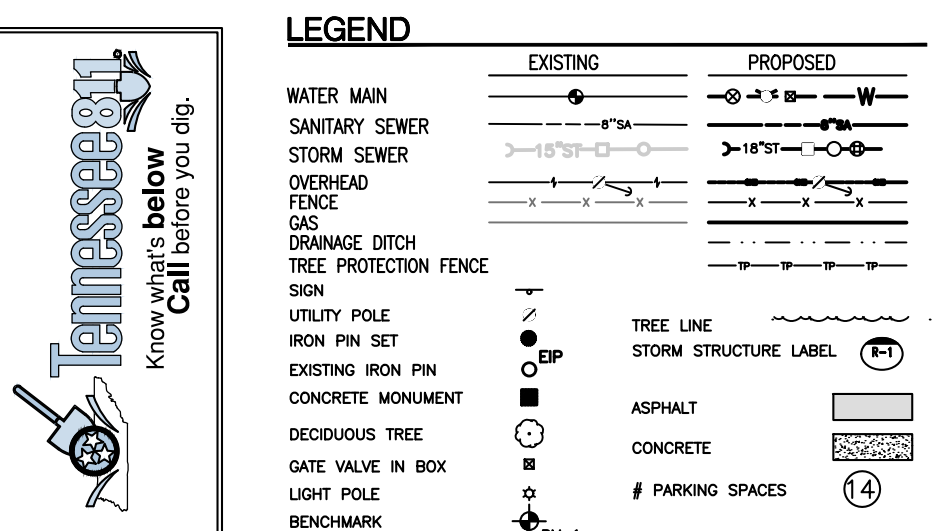
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March 12, 2026

City of Columbia Planning Commission
C/O Development Services
700 North Garden Street
Columbia, TN 38401

RE: Project Name: Woodward Estates Subdivision
Request to vacate (25-0309) and revert to (24-0370)

Members of Planning Commission:


On behalf of the owner, A-1 Home Builders Inc, I am writing to respectfully request that the Planning Commission vacate the preliminary plat & SDP for Woodward Estates that was approved on October 16, 2025 (25-0309), and reinstate the preliminary plat & SDP previously approved on October 15, 2024 (24-0370).

The currently approved construction plans for the development were prepared and permitted based on the October 2024 (24-0370), preliminary plat. All development work completed to date has been constructed in accordance with those plans. Reverting to the October 2024 (24-0370) approved plat and associated plans will therefore align the official preliminary plat with the construction plans and the work that has already been completed within the development. Additionally, the first phase of the Final Plat for this project was approved by Planning Commission and recorded memorializing the October 2024 (24-0370) plat approval.

The request to vacate the October 16, 2025 (25-0309) plat approval is the result of a change in circumstances regarding adjacent property that was anticipated to be included in the project. At the time of the later plat submission, the adjoining property owner had expressed interest in incorporating their property into the development. Unfortunately, the parties were unable to reach an agreement, and the property is no longer available to be included as part of this project.

Given these circumstances, returning to the preliminary plat approved on October 15, 2024 (24-0370) will accurately reflect the scope of the development and the plans under which construction has proceeded. Thank you for your consideration of this request. Please let me know if any additional documentation or information is needed to assist the Commission in reviewing this matter.

Sincerely,
WES Engineers & Surveyors



Gerald W. Vick, PE

Principal



The Landings at Greens Mill Final PUD Master Plan Revision

Project #:	26-0104	Location:	Map 051 Parcel 055.00
Applicant:	Crunk Engineering	Case Type(s):	PUD Revision
Staff Planner:	Jeremy Humphrey, Planner II	Proposed Use:	Single Family Homes

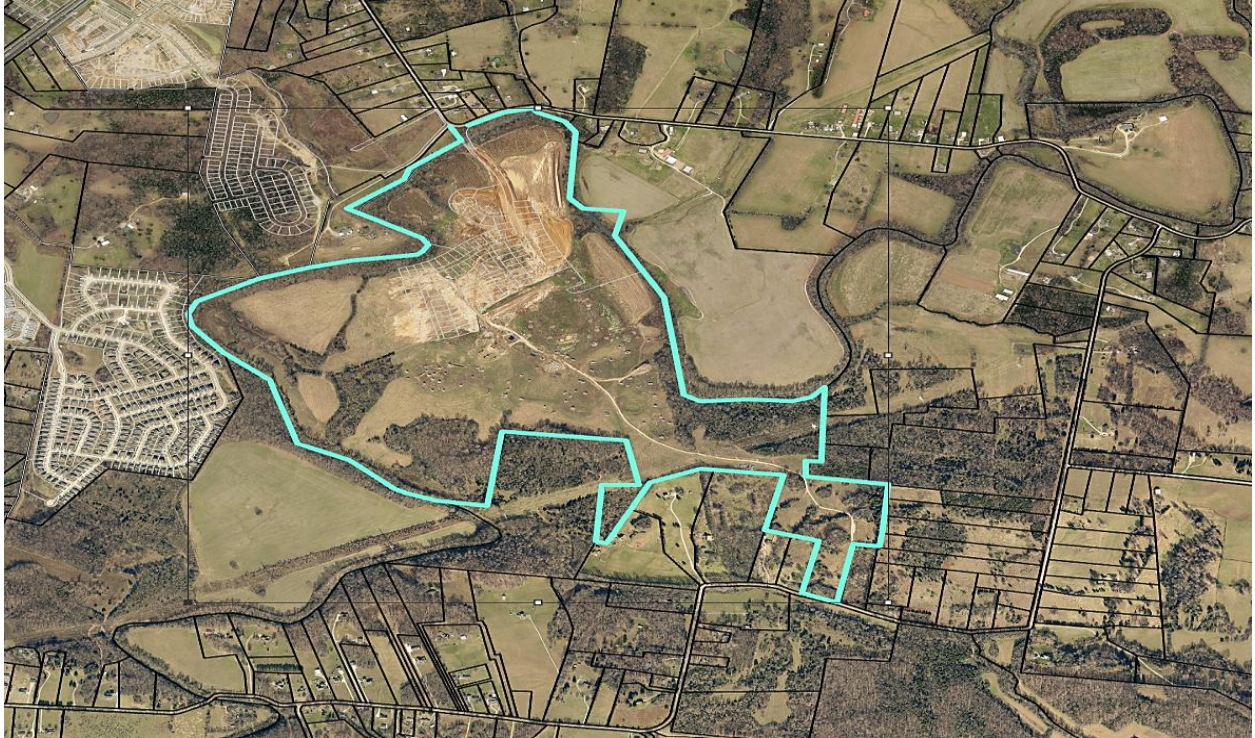
PROJECT SUMMARY

The applicant is seeking to revise a previously approved Planned Unit Development (PUD) Master Plan to modify the architectural elevations and location of a mail kiosk located at the entrance of the subdivision, near the amenity center.

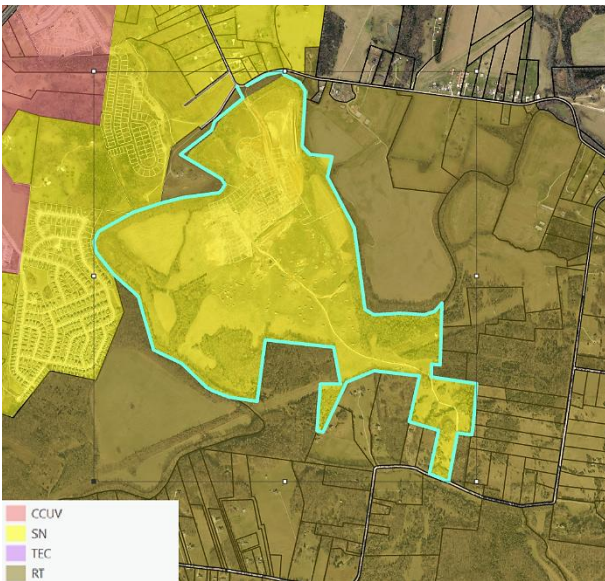
- The development was approved under Ordinance 3638, in effect between 2006 and 2022.
- The approval created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on the RS-10 standards of the previous Zoning Ordinance.
- The DRC reviewed this proposal at its April 2026 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.
- This request is for elevation and location of a mail kiosk only. No other changes to the PUD are included within this request.

SITE INFORMATION

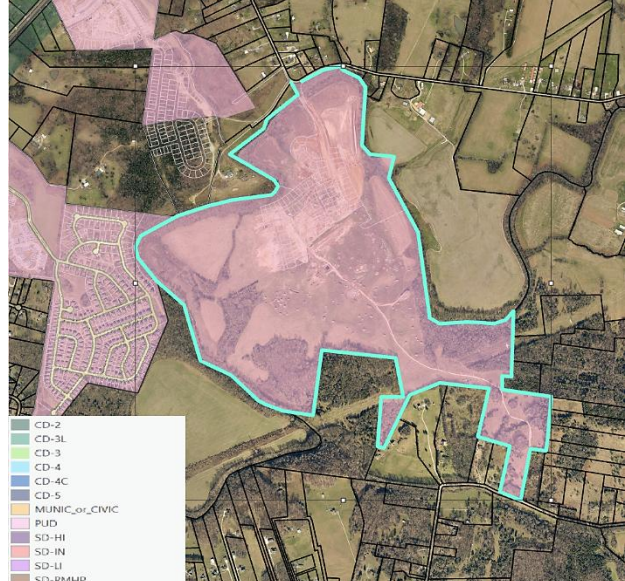
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	Under Development	+ /- 376.96acres



FUTURE LAND USE MAP



ZONING MAP



REVIEW PROCESS

As required by **§ 8.3.6-A.2**, the Columbia Municipal Planning Commission is designated as the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

§8.3.6.C.2 – The Planning Commission may approve alternative materials and methods of compliance that, in the determination of the Planning Commission, meet or exceed the prescribed standards.

The Development Review Committee reviewed the proposed Final PUD Master Plan revision at its April 2026 meeting, as directed by **§ 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

As required by **§ 8.5.4.D**, the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section **§ 8.5.15.F.1** of the Zoning Ordinance establishes the following Design Review Criteria to be considered:

- a. Compatibility with the surrounding Structures; and*
- b. Compliance with applicable design standards and requirements of this Ordinance or the applicable Development Plan or Master PUD Development Plan.*

Section **§ 8.5.21.W.3(a)** of the Zoning Ordinance authorizes the Planning Commission to approve minor modifications to a Final PUD Master Plan during the period of actual Development.

Section **§ 8.5.21.W.3** establishes the criteria for Planning Commission review and action on revisions to a Final PUD Master Plan. The applicants' proposed changes meet these criteria.

Collectively, all such modifications approved by the Planning Commission shall not, in the aggregate, result in:

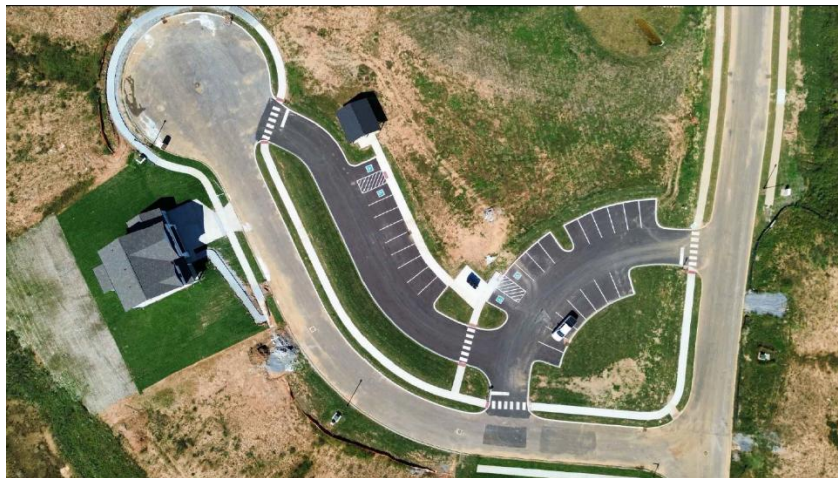
- (1) Any increase in the number of Dwelling Units that are approved in the Final Master PUD Development Plan or an amendment to Final Master PUD Development Plan; or*
- (2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or an amendment to Final Master PUD Development Plan.*

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

Staff notes that the mail kiosk, as currently constructed, differs from the previously approved (21-0071) Planned Unit Development in both location and architectural design. The approved PUD established a specific placement and conceptual design for the kiosk; however, the structure now in place reflects a relocated position within the amenity area and a pavilion-style elevation that is not consistent with the originally approved plans. Furthermore, staff has confirmed that the kiosk was constructed prior to the approval of a PUD revision and without the issuance of a valid construction permit. A construction permit was applied for in May of 2025 but was never issued (25-0695). On four (4) separate occasions, spanning from May of 2025 to October of 2025, Staff commented that the location and elevations did not match. No attempt was made to resolve these comments, and the kiosk was constructed without proper permitting in an unapproved location.

The current request is therefore retroactive in nature, seeking to amend the PUD to reflect a condition that has already been built. While the PUD process typically allows for flexibility in design and layout, such flexibility is intended to occur through formal review and approval prior to construction. In this instance, that process was not followed. Additionally, the applicant's written summary of revisions references the inclusion of mail kiosks at the amenity center but does not fully describe the extent of the relocation or the architectural deviation from the previously approved plans.

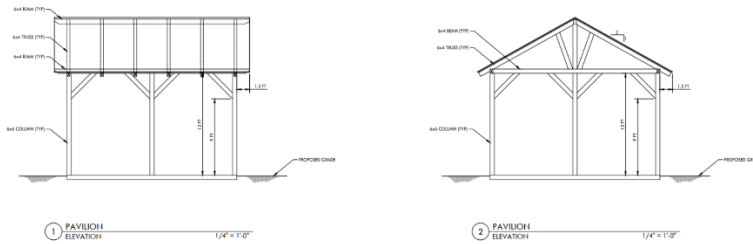
As presented, the request involves modifications to both the site layout and the architectural character of an amenity structure that was previously approved by the Planning Commission. Consideration of this item will determine whether the constructed condition is incorporated into the governing PUD documents.



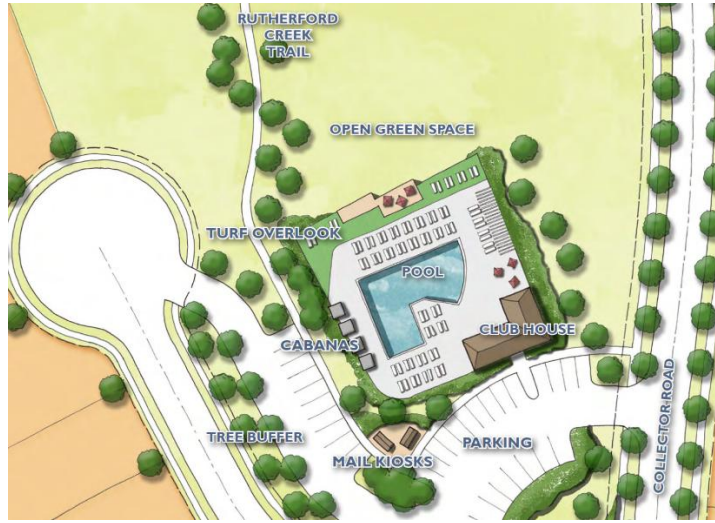
Above Image: Current Site Condition (Provided by Applicant)



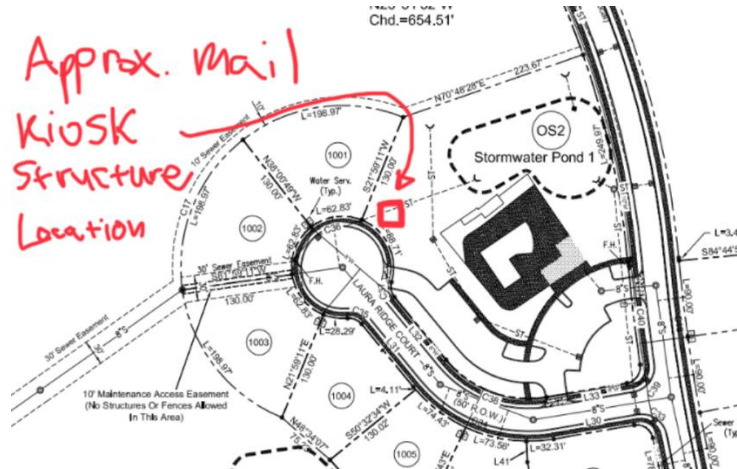
Above Image: Approved Elevations (21-0071)



Above Image: Requested Elevation Change (Permit 25-0695 – Never Issued)



Above Image: Approved Location in Pattern Book



Above Image: Submitted Location of Unpermitted Kiosk (Writing by Contractor – 25-0695)

SAMPLE MOTIONS

Approve:

Move to approve revisions to the Final Planned Unit Development Master Plan as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

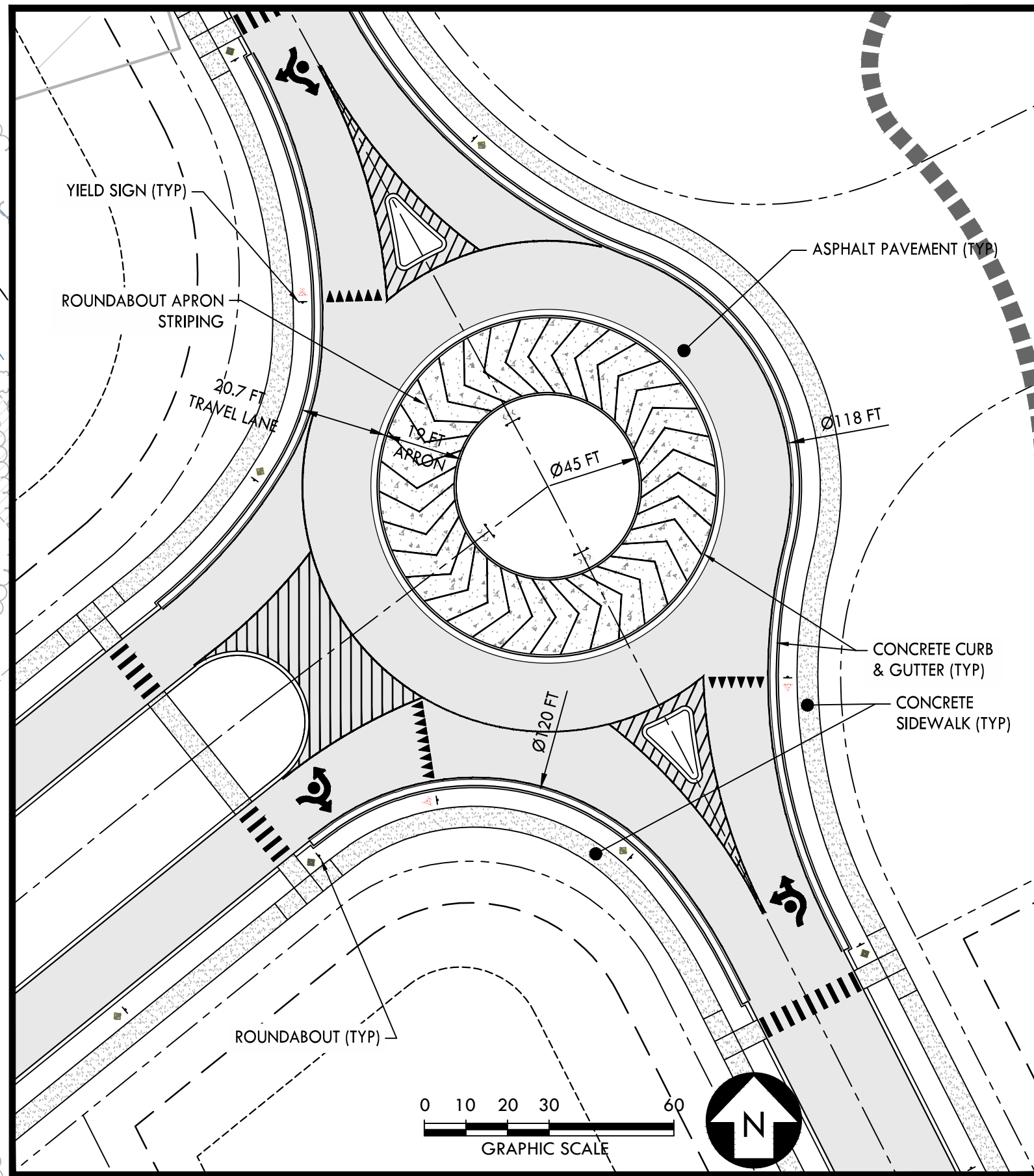
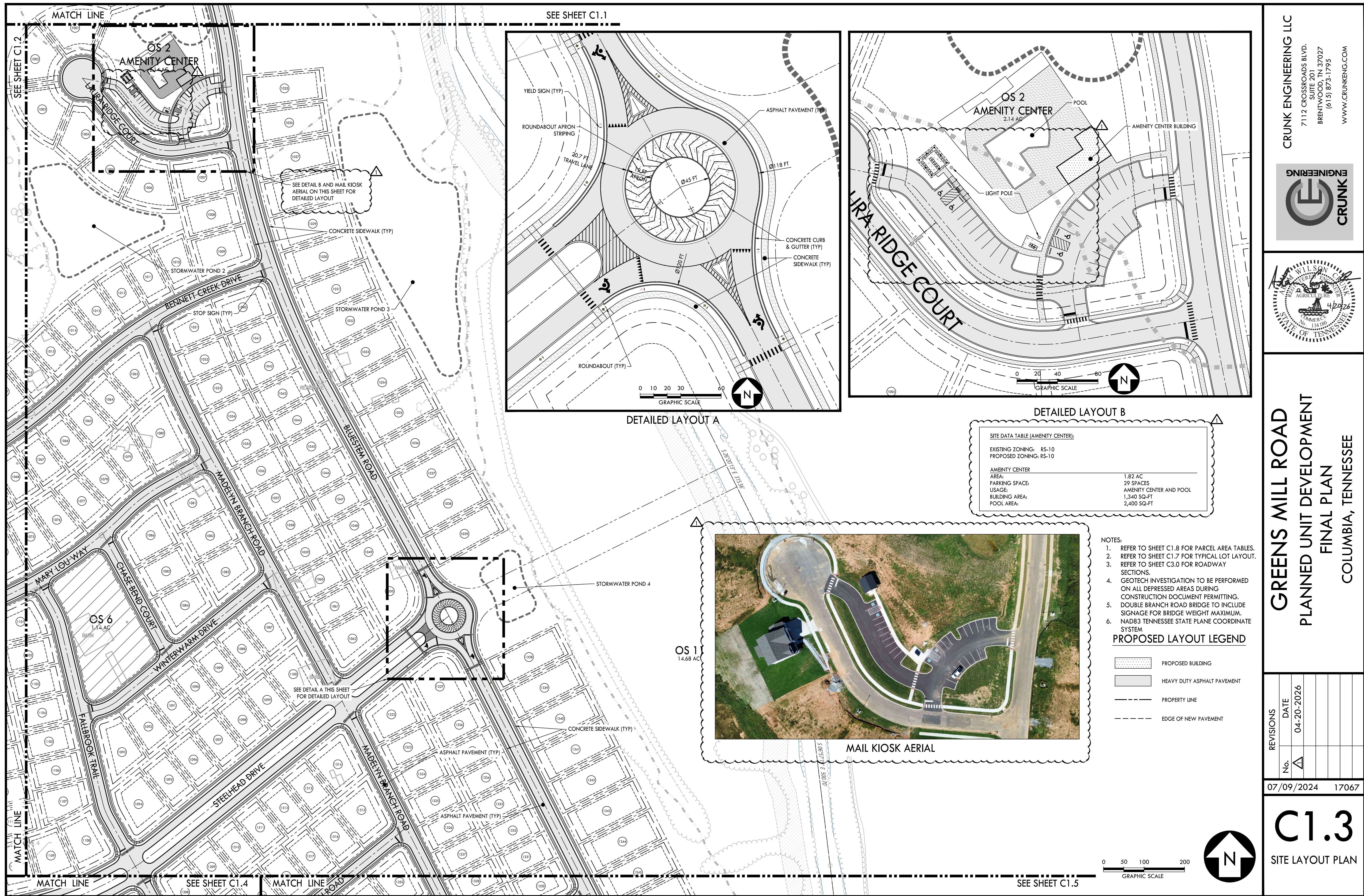
Move to approve revisions to the Final Planned Unit Development Master Plan, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

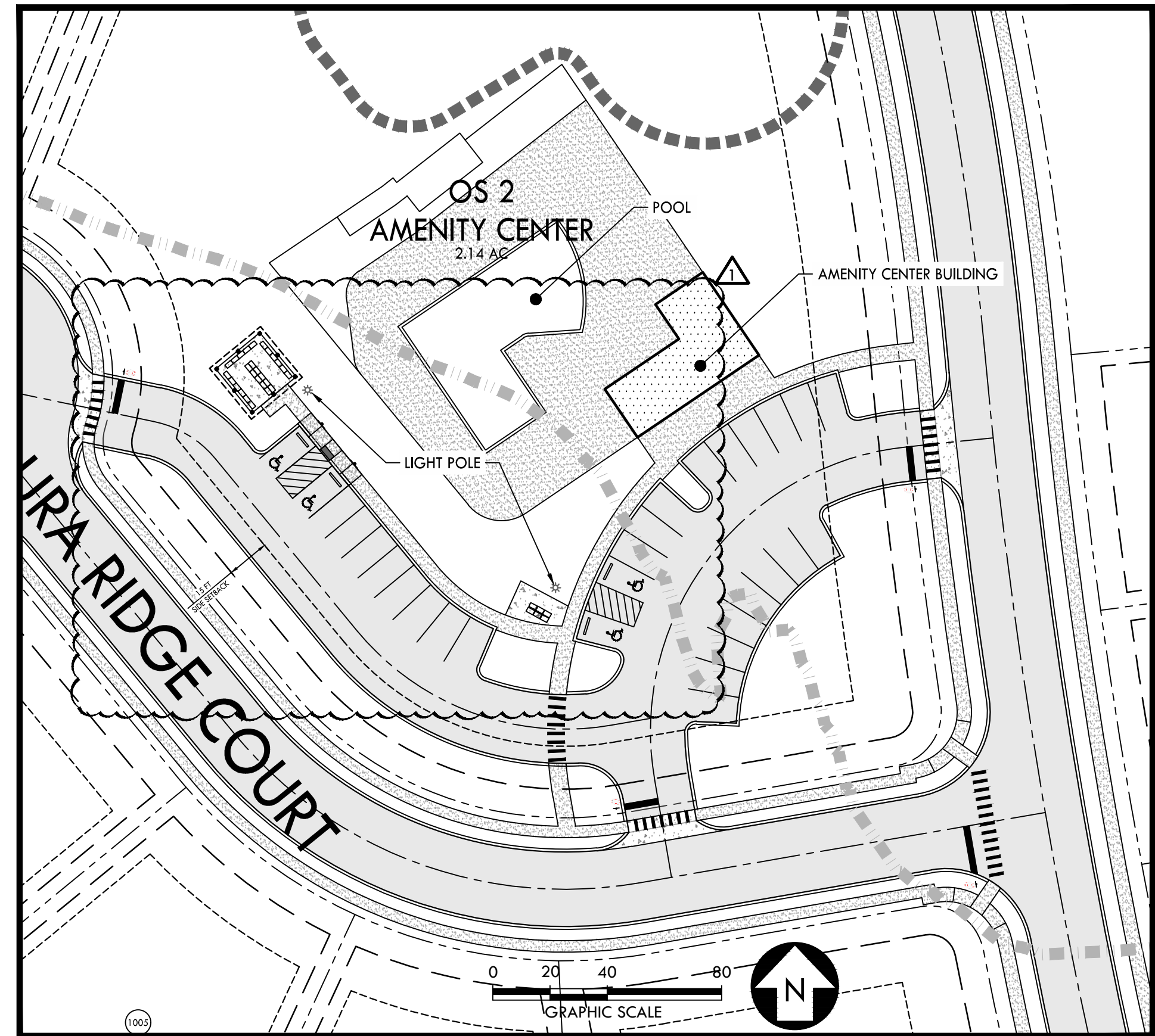
Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the revisions to the Final Planned Unit Development Master Plan as presented do not conform to the applicable zoning ordinance and deny the request due to [list specific deficiencies].



DETAILED LAYOUT A



DETAILED LAYOUT B

SITE DATA TABLE (AMENITY CENTER):	
EXISTING ZONING:	RS-10
PROPOSED ZONING:	RS-10
AMENITY CENTER AREA:	1.82 AC
PARKING SPACE:	29 SPACES
USAGE:	AMENITY CENTER AND POOL
BUILDING AREA:	1,340 SQ-FT
POOL AREA:	2,400 SQ-FT



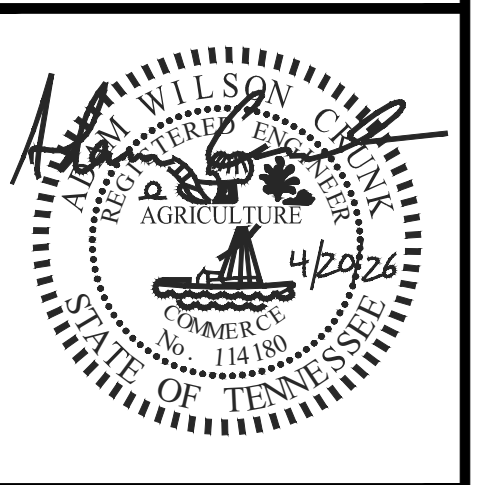
MAIL KIOSK AERIAL

- NOTES:
- REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
 - REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
 - REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
 - GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
 - DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
 - NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

CRUNK ENGINEERING LLC
 7112 CROSSROADS BLVD.
 SUITE 201
 BRENTWOOD, TN 37027
 (615) 873-1795
 WWW.CRUNKENG.COM

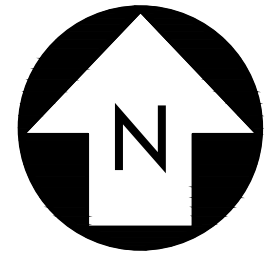
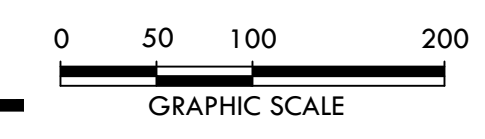


GREENS MILL ROAD
 PLANNED UNIT DEVELOPMENT
 FINAL PLAN
 COLUMBIA, TENNESSEE

REVISIONS	DATE
No. 1	04-20-2026

07/09/2024 17067

C1.3
 SITE LAYOUT PLAN



April 20th, 2026

City of Columbia
Developmental Review Committee
700 N Garden Street
Columbia, TN 38401



RE: Greens Mill Road – Project 26-0104 Final PUD

Below is our written description of changes for our Final PUD resubmittal. If you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

DESCRIPTION OF CHANGES:

1. Two mail kiosks are now shown at the amenity center on the detailed layout B on sheet C1.3.
2. Parking space count numbers at the amenity center has been updated to reflect the newly proposed ADA spaces. Shown on the “Site Data Table (Amenity Center)” on sheet C1.3.
3. An aerial of the mail kiosk has been added to sheet C1.3.

If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,

A handwritten signature in blue ink, which appears to read 'Adam Crunk', is positioned below the 'Sincerely,' text.

Adam Crunk, PE
Crunk Engineering LLC

April 20, 2026

City of Columbia
Development Review Committee
700 N Garden Street
Columbia, TN 38401



RE: Greens Mill Road – Final PUD

Below are our responses to comments received on April 15th, 2026. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comment.
Response: Noted.

Police

2. No comments provided.
Response: Noted.

Building

3. No comment.
Response: Noted.

City Attorney

4. No comments provided.
Response: Noted.

Maury County E911

5. No comment.
Response: Noted.

Engineering

6. Only reviewed addition of mail kiosk in phase 1A open space.
Response: Noted. One sheet showing only the added mail kiosks will be resubmitted.
7. Ensure adequate lighting will be provided.
Response: Light poles are now shown on plans at kiosk area.

Maury County Highway Dept.

8. Construction documents detailing the required roadway and drainage improvements to Double Branch Road shall be provided to the Maury County Highway Department and reviewed/approved prior to any connection to Double Branch Road.
Response: Noted.

Wastewater

9. Any proposed grading changes around sanitary sewer must be submitted to Columbia Wastewater for plan review and re-approval.
Response: Noted. Any grading changes at the mail kiosk area will not be near sanitary sewer lines.

Maury County Schools

10. Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9-11 (25/26 SY), 9-12 (26/27 SY). Spring Hill High School 12 (25-26 SY). The development combined with current neighborhoods and additional approved developments in their zones may require new construction or realignment of school zones to accommodate new students.

Response: Noted.

Fire

11. No Comments

Response: Noted.

Columbia Water

12. No comments. (previously approved project)

Response: Noted.

Columbia Power

13. Columbia Power System has an existing power line near your proposed development. We are willing to serve this commercial development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Response: Noted.

Atmos Energy

14. No comment provided.

Response: Noted.

Duck River Electric Membership Corp

15. No comment.

Response: Noted.

ATT

16. No Comment.

Response: Noted.

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,



Adam Crunk, PE
Crunk Engineering LLC



DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, April 14, 2026

ITEM NO.

26-0104

DESCRIPTION: The Landing at Greens Mill PUD - Revision

COMMENTS:

Planning

1. The case planner for this item is Jeremy Humphrey (jhumphrey@columbiatn.gov). Email any communications directly to that address.
2. Please provide written responses to all comments at resubmittal.
3. The applicant has indicated that the resubmittal is limited to relocation/addition of a mail kiosk. Staff has reviewed the revised plan in comparison to the previously submitted/approved plan set.

Based on staff review, the overall development metrics (including total lot count, density, and open space calculations) appear to remain consistent. Staff did not identify any clearly discernible changes to the lot configuration or roadway layout.

Staff does request a written "list of changes" (aka "one sheet") to be added to the case file for Planning Commission to clearly identify requested changes to PUD. Staff report to PC will state that this revision is only for kiosk location.

Public Works

1. No comments.

Police

2. No comment provided.

Building



3. No comment.

City Attorney

4. No comments provided.

Maury County E911

5. No comment.

Engineering

6. Only reviewed addition of mail kiosk in phase 1A open space.
7. Ensure adequate lighting will be provided.

Maury County Highway Dept.

8. Construction documents detailing the required roadway and drainage improvements to Double Branch Road shall be provided to the Maury County Highway Department and reviewed/approved prior to any connection to Double Branch Road.

Wastewater

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Fire

11. No comments



Columbia Water

12. No comments. (previously approved project)

Columbia Power

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Atmos Energy

14. No comment provided.

Duck River Electric Membership Corp

15. No comment.

ATT

16. No comment.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

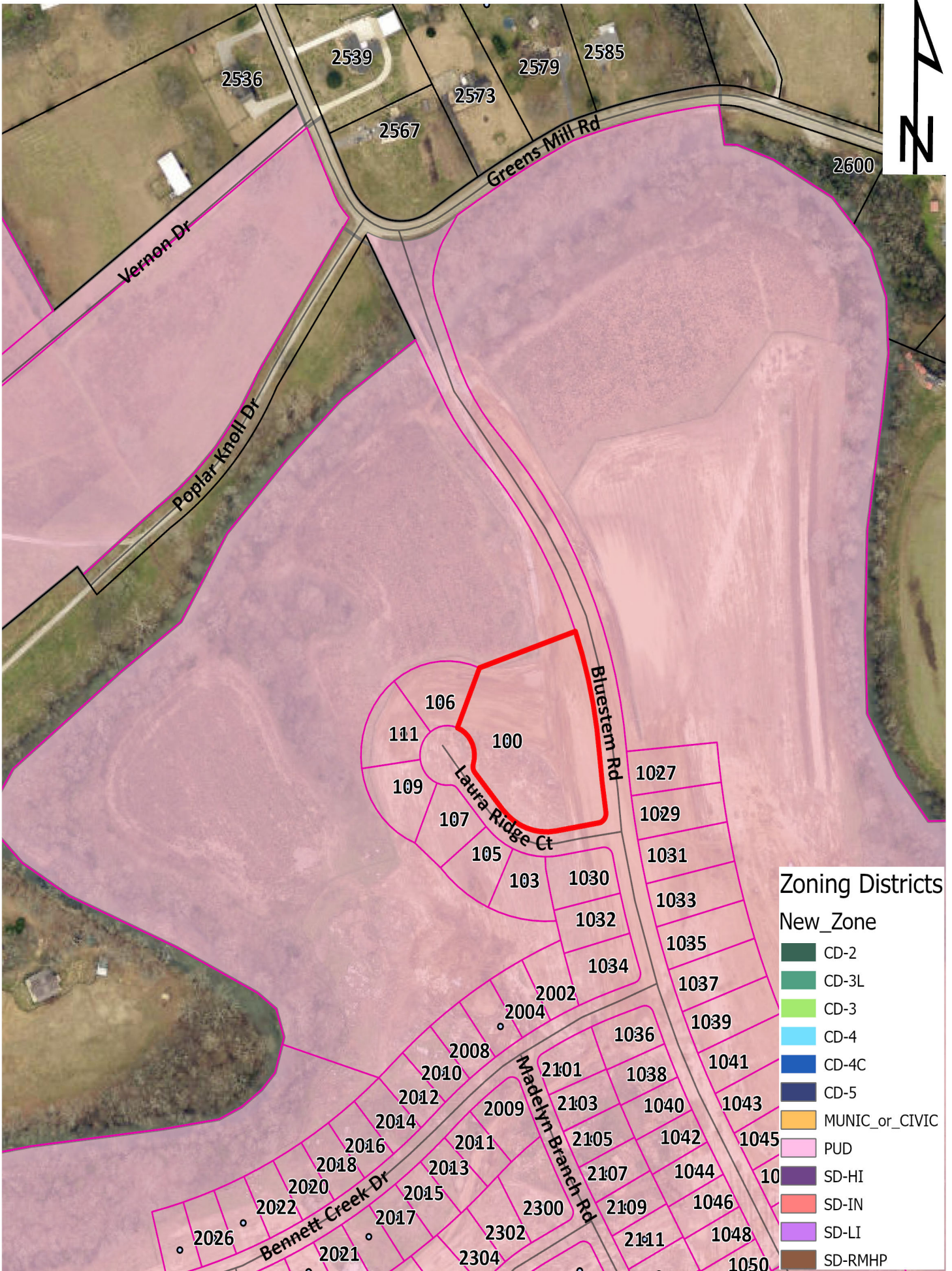
Please contact the case planner identified in the Planning Comments with any questions about the review process.



Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.



Case #26-0104
 Greens Mill PUD
 Tax Map 51J Group B Parcel 36