

April 8, 2026 - 4:00 PM

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 plain.

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

5/13/2024
Date