

June 10, 2026 - 4:00 PM

Organization

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

Vice Chairperson James Sloan called the June Planning Commission Meeting for the City of Columbia to order at 4:00 PM. This meeting was held in the Council Chambers at City Hall.

Item I.2. - **Roll Call**

Vice-Chairperson James Sloan called for the roll call.

Those in attendance were:

Planning Commission Member, Vice-Mayor Randy McBroom; Planning Commission Member, Dr. Christa Martin; Planning Commission Member, Vice-Chairperson James Sloan; Planning Commission Member, Ms. Nancy Williams.

Those absent were:

Planning Commission Member, Mayor Chaz Molder; Planning Commission Member, James Shannon; Planning Commission Member, Chairperson Charlie Goatz.

Other attendees were:

Mr. Robert Archibald, Principal Planner; Mr. Austin Brass, City Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Glenn Harper, City Engineer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Paul Keltner, Director of Development Services; Mrs. Melissa Sanders, Planner I; Mr. Charles Rush, Principal Planner; Mr. Douglas Toney, Assistant City Engineer.

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

Vice-Chairperson, James Sloan welcomed guests and applicants to the meeting. The Vice-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.**

Vice-Chairperson James Sloan 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**

Vice-Chairperson James Sloan read the agenda item. Vice-Mayor McBroom moved to approve the minutes, and Dr. Martin seconded the motion. The motion to approve the minutes passed four to zero.

June 10, 2026 - 4:00 PM

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

Vice-Chairperson James Sloan read the agenda item. Mr. Glenn Harper, City Engineer, stated that all letters of credit are in order.

Consent

Item II.1. - Request from M2 Group for Final Plat approval with surety in the amount of \$255,000 for *Idlewild Farms Section 3*, located off [Hiwassee Drive at Tax Map 89 Parcels 23.01 and 23.02](#).

Vice-Chairperson James Sloan read the consent agenda item. Vice-Mayor McBroom moved to approve the item, and Ms. Williams seconded the motion. The motion to approve passed four to zero.

Discussion Items

Item III.1. - Request from Shay Menges for revision of elevations for *The Landing at Greens Mill Final PUD Master Plan*, located at [Tax Map 51 Parcel 55 off Greens Mill Road](#).

Vice-Chairperson James Sloan read the agenda item. Mr. Robert Archibald, presented the details of the staff report. The applicant is requesting to revise the elevations, by adding seven elevations. The applicant has added basement options, window options, patio options, and roof elevations. Staff recommends approval with conditions. Mr. Archibald stated that the presented elevations do meet Zoning Ordinance 3638.

Shay Menges, and Damon Hill were present to answer questions.

Dr. Martin asked about the reasons for the items. Mr. Archibald explained. The discussion included six discontinued elevations, seven new elevations, the revised final PUD, and the details. Vice-Mayor McBroom moved to approve subject to the conditions, and Dr. Martin seconded. The motion to approve passed four to zero.

Item III.2. - Request from Jason Morelock for Final PUD Master Plan approval of *Westfield Park's group living facility*, being a portion of [Tax Map 112 Parcel 3.07 off Rutherford Lane](#).

Vice-Chairperson James Sloan read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff report. He stated that the parking remained the same. The approved landscape plan shows in the south-west corner there was a tree row, and there was a routing of the sanitary sewer line. The sewer will be adjusted above the tree line. There is a neighbor that had concerns about the tree line. Vice-Mayor, Mr. McBroom asked for an explanation of the BIO filtration system. Mr. Douglas Toney, Assistant City Engineer, explained. He stated that it is stormwater compliant, and it does require maintenance. Vice-Mayor McBroom inquired about the monitoring. Mr. Toney, stated that the City is required to monitor it. Dr. Martin recused herself. Mr. Jake Hubbell, the City Attorney, discussed the process. He stated that four concurring votes were

June 10, 2026 - 4:00 PM

needed. Vice-Mayor McBroom inquired about taking action. Mr. Hubbell stated that there was no way to take final action with only three votes. Discussion included whether to discuss the case further or not. Vice-Mayor McBroom moved to defer, and Ms. Williams seconded. The motion to defer passed three to zero.

Item III.3. - Request from M2 Group for Preliminary Plat approval of *Westfield Park commercial subdivision* at [Tax Map 112 Parcel 3.07 off Rutherford Lane](#).

Dr. Martin recused herself. The Commission needed four voting members. Vice Mayor moved to defer, and Ms. Williams seconded. The motion to defer passed three to zero.

Item III.4. - Request from M2 Group for Final Plat approval of *Westfield Park commercial subdivision* at [Tax Map 112 Parcel 3.07 off Rutherford Lane](#).

Dr. Martin recused herself. The Commission needed four voting members. Vice-Mayor moved to defer and Ms. Williams seconded. The motion to defer passed three to zero.

Item III.5. - Request from Gamble Collaborative Design Group for Final PUD Master Plan approval of *Waters Edge at Taylor Landing*, located at [Tax Map 90 Parcel 7.12 off River Road and Taylor Landing](#). **THE APPLICANT IS REQUESTING A DEFERRAL.**

Mr. Sloan stated that the applicant is requesting to defer. Dr. Martin moved to defer Ms. Williams seconded. The motion to defer passed four to zero.

Item III.6. - Request from WES Engineers & Surveyors for revision approval of the *McClure Farms Final PUD Master Plan / Preliminary Plat*, located off [Nashville Highway at Tax Map 51 Parcel 6](#).

Vice-Chairperson, James Sloan read the agenda item. Mr. Charles Rush, Principal Planner gave the details of the staff report.

Mr. Gerald Vick was present to answer questions.

Vice-Mayor McBroom moved to approve subject to technical comments. Dr. Martin seconded the motion. The motion to approve passed four to zero.

Item III.7. - Request from Allen B. O'Leary for Final Plat revision approval with surety in the amount of \$690,000 of five lots and three open spaces within the *McClure Farms PUD Phase 2 subdivision*, located at [Tax Map 51 Parcel 6 off Nashville Highway](#).

Vice-Chairperson, James Sloan read the agenda item. Mr. Charles Rush gave the details of the staff report. Vice-Mayor McBroom moved to approve, with Ms. Williams seconding. The motion to approve passed four to zero.

Item III.8. - Request from Nick Madonia for Preliminary Plat approval at [1907 Shady Brook Street, identified as Tax Map 100N Group L Parcel 5](#).

June 10, 2026 - 4:00 PM

Vice-Chairperson Mr. James Sloan read the agenda item. Mr. Jeremy Humphrey gave the details of the staff report.

Mr. Nick Madonia was present to answer questions.

Discussion included the two lots up front on this request, the thoroughfare, coming in on the back side, the internal drive, and lot one.

Dr. Martin moved to approve, and Vice-Mayor McBroom seconded the motion. The motion to approve passed with a vote of four to zero.

Other Business

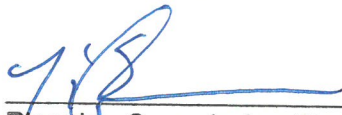
There was no other business to discuss.

Public Comments

There were no public comments at this time.

Adjourn

Vice-Mayor McBroom moved to adjourn, and Dr. Martin seconded the motion. The motion to adjourn passed four to zero. The meeting adjourned at 4:37 PM.



Planning Commission Chairman,

7-8-2026
Date