

February 14, 2024 - 4:00 PM

Organization

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

Chairman Charlie Goatz called the February Planning Commission Meeting for the City of Columbia to order at 4:10 p.m.

The meeting was held in Council Chambers at City Hall.

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

Chairman Charlie Goatz called for a verbal roll call. The quorum was established.

Members Present: Planning Commission Chairman Charlie Goatz, Planning Commission Member Councilman Danny Coleman, Planning Commission Member Dr. Christa Martin, Planning Commission Member James Shannon, Planning Commission Member James Sloan.

Absent Were: Planning Commission Member Mayor Chaz Molder, and Planning Commission Member Ray Pace.

Staff Present: Mr. Robert Archibald, Planner II; Mr. Austin Brass, Assistant Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Glenn Harper, City Engineer; Mr. Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Secretary; Mrs. Melissa Sanders, Planner I; Mr. Tim Tisher, City Attorney; (Zoom); and Mr. Douglas Toney, Assistant City Engineer.

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

Chairman Goatz welcomed the new Board Member Mr. James Sloan, and he welcomed the guests and applicants to the meeting. The Chairman discussed the meeting rules of conduct and the process for speakers to be heard.

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

Director Paul Keltner presented the detailed report of the Planning Commission items that were presented to the City Council. Mr. Goatz stated for clarification the Connect Columbia passed. Mr. Keltner confirmed yes.

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

Chairman Goatz moved to approve the minutes with Councilman Coleman seconding them. The motion to approve the minutes passed with a vote of five to zero.

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

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City Engineer Glenn Harper stated all letters of credit are in order or in the process of being updated.

Consent

There were no consent items.

Discussion Items

Item III.1. - **Request from Greg Gamble for approval of Annexation with a Plan of Services and zoning to PUD-R (Residential Planned Unit Development) under a Preliminary PUD Site Development Plan for an approximate 410 acre portion of property at 400 Bear Creek Pike being Tax Map 90 Parcel 12.01.**

THE APPLICANT HAS REQUESTED A DEFERRAL TO THE MARCH 13TH CMPC MEETING.

Chairman Goatz asked for this item to be moved up to the top of the list. The applicant has asked for a deferral on this item. Mr. Goatz moved to defer, and Councilman Coleman seconded the motion. The motion to defer passed five to zero.

Item III.2. - **Request from Greg Gamble for Annexation approval with a Plan of Services, Comprehensive Plan amendment to Urban Neighborhood, and zoning to CD-4 (General Urban Character District) for an approximate three acre portion of Tax Map 90 Parcel 12.01 located at 400 Bear Creek Pike**

THE APPLICANT HAS REQUESTED A DEFERRAL TO THE MARCH 13TH CMPC MEETING.

Chairman Goatz asked for this item to be moved up to the top of the list. The applicant has asked for a deferral on this item. Mr. Goatz moved to defer, and Councilman Coleman seconded the motion. Councilman Coleman inquired why the applicant was requesting the deferral. Mr. Keltner stated that this is a part of the same request, one part is a small parcel. He wanted those to run together. They requested the deferral because of some of the comments that they received with regard to utilities and sewer, which may affect the layout. The motion to defer passed five to zero.

Item III.3. - **Request from WES Engineers & Surveyors for Comprehensive Plan amendment to change the future land use classification of two parcels off Morningside Lane, being Tax Map 89E Group F Parcels 1.01 and 1.02, from Urban Neighborhood to Suburban Neighborhood and to Rezone the property from CD-3L (Large Lot Neighborhood Character District) to CD-3 (Neighborhood Character District).**

THIS ITEM WAS REFERRED FROM CITY COUNCIL

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

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Mr. McCarthy gave the details of the staff report. Mr. Gerald Vlck, WES Engineering, was present to answer questions. Mr. Goatz stated for clarification with the rezone request, staff has to look at the bigger picture. That is our sewer plant, and our capacity can be handled there. Any improvements that have to be made will come along with the next phase. At that point, it will be determined whether to have pump stations or anything of that nature. Mr. McCarthy stated that is correct. He discussed the request. Mr. Goatz moved to approve and Dr. Martin seconded the motion. The motion to approve passed five to zero.

Item III.4. - Request from Andrew Wiseman to approve partial revocation of the Villages at Carters Creek PUD Master plan with rezoning to CD-4C (General Urban Corridor Character District) at [2425 Nashville Highway](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. McCarthy gave the details of the staff report. Mr. Collin Aufhammer was present to answer questions. He stated that he re-watched the previous month's session, and he really was trying to understand. He discussed the concerns that he heard. Discussion included communication with Mr. Tisher, preventing residential use, requirement, restrictive covenant, resolution from City Council, complimentary uses, options, and processing. Mr. Tisher stated that he did not suggest that. The gentleman was incorrect, saying that he suggested this. He said that he did say that he had no problem with them placing the restriction on the property, but the City could in no way be a party to the restriction in any form or fashion. Because of the problem, we have had to steer clear of any possible interpretation of the contract zone. Mr. Aufhammer apologized that he had misspoken. Mr. Tisher discussed the involvement. Mr. Goatz discussed the previous comments. Additional discussion included downsizing, residential, detention, detention pond, retaining wall, car wash, commercial, large retail facilities going in, PUD revision, commercial out buildings, changes, nature of things, financial profitability, market is changing, there is a plan ready to go, flexibility, and the new code book. Mr. Keltner discussed the ordinance and guidance for development. Councilman Coleman discussed presenting a solution as a Commission. Further discussion included simplifying things, full civil plans for the car wash, fitting the use within the guidelines, same use, variances, retail, car wash, three retail spaces out front, rezoning versus adhering to the PUD, precedence, it could be residential, and vested interest. Councilman Coleman stated that he heard the two issues, and he wanted to make sure that they were addressed. He also stated that he wanted to identify the points that they should stick to. Additional discussion included residential is a concern. Mr. Tisher stated that he had no problem with them placing the restriction on the property. He also stated that his problem is having City Council take that restriction off with a resolution. He also stated that he does not think that City Council needs to be involved in this, because if this property is rezoned to a category that does allow residential uses and then, subsequently some subsequent owner comes in there and wants to have residential uses and this property is already appropriately zoned residential, it is going to be very

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dangerous for City Council to not allow a residential use on an agreement years before where this restriction was placed on there. That is the reason why he doesn't want the City Council involved, that plus the contract zoning. If they want to put this restriction on there it is perfectly fine, and if the Commission is satisfied with the restriction being sufficient to protect the property he has no problem with that. He also stated that he feel that the Council, and the Planning Commission should not be involved in removing a restriction because he thinks it puts the Commission in a bad position. Mr. Wolaver stated that he was wanting to give the City control over that, but he will pull that provision. It will be a restriction against residential development. Mr. Goatz discussed the criteria, and conforming to the PUD. Mr. Goatz moved to deny under 8.5.19.E, and Mr. Shannon seconded the motion. The motion to deny passed four to one, with Councilman Coleman voting Nay.

Item III.5. - Request from Allen O'Leary for Preliminary and Final Plat approval of three lots at 1485 Bear Creek Pike and Lasea Road.

Mr. Brass gave the details of the staff report. The request is zoned CD-4C. Mr. Gerald Vick was present to answer questions. Discussion included this request currently meets the underline zoning of CD-4C for the lot configuration, matching up, and right of way dedication. Mr. Goatz moved to approve subject to any Development Review comments, with Dr. Martin seconding. The motion to approve subject to Development Review comments passed five to zero.

Item III.6. - Request from Colton Davis for Preliminary and Final Plat approval for properties at Tax Map 51 Parcels, 19, 20, and 20.01 at Nashville Highway and Greens Mill Road.

Mr. Austin Brass gave the details of the staff report. He stated that the request is vested under the previous code within a Planned Unit Development. Discussion included this is one of the first steps to start street improvements, traffic signal, conforming, and the retaining wall will be removed and placed on the private property. Mr. Goatz moved to approve subject to any Development Review comments, and the motion was seconded by Dr. Martin. The motion to approve subject to Development Review comments passed five to zero.

Item III.7. - Request from Development Services for consideration and recommendation to City Council regarding revisions to the text of the Zoning Ordinance at 8.5.19 (process and criteria for amendments to the official zoning map), and various sections of Articles 3 and 4 referencing Connect Columbia, the comprehensive plan.

Mr. McCarthy gave the details of the report. Mr. Goatz moved to approve the amendments, and Councilman Coleman seconded. The motion to approve the amendments passed five to zero.

Other Business

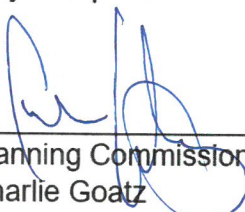
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Mr. Paul Keltner thanked the Commission for coming to the joint session. Mr. McCarthy stated that this body will have a special meeting on March 6th, and then the Joint Study Session will be the first Wednesday in May.

Adjournment

Mr. Goatz moved to adjourn, with Councilman Coleman seconding. The motion to adjourn passed five to zero. The meeting adjourned at 4:59 p.m.



Planning Commission Chairman,
Charlie Goatz

3/13/2024

Date