

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
May 11, 2022

**1. Organization**

1.1. Call To Order

Chairman Charlie Goatz called the May Planning Commission meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers at City Hall.

1.2. Roll Call

Quorum present and included the following:

Present were: Mr. Charlie Goatz  
Mr. Thomas Hutto  
Mr. Randy McBroom  
Mayor Chaz Molder  
Mr. Ray Pace

Absent were: Dr. Rose McClain  
Councilman Ken Wiles

Other attendees:

Mr. Austin Brass, City Planner  
Mr. Glenn Harper, City Engineer  
Mr. Paul Keltner, Director of Development Services  
Mr. Tony Massey, City Manager  
Mr. Kevin McCarthy, Planning Associate II  
Mrs. Sandra Richardson, Secretary  
Mrs. Melissa Sanders, Planning Associate I

1.3. Welcome Of Visitors/Rules Of Conduct

1.4 Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.

Mr. Keltner stated that the first item was for second consideration and final reading of the Pulaski Highway rezoning from general commercial service to mixed residential commercial. This item was denied by Council on second consideration. Also on second consideration was the rezoning and annexation of 1686 Lasea Road. The property was being rezoned to R-10 passed on final reading, as well as the comprehensive plan designation amendment on North

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Pointe Road. The rezoning to RS-40 was also approved on second consideration. First Consideration for property at 626 Baker Road was approved, and also 913 Riverside Drive for first consideration was approved.

1.5 Approval of Minutes:

The April minutes were presented for approval. Mayor Molder moved to approve with Mr. McBroom seconding. The minutes were approved with a vote of five to zero.

1.6 Review of Bonds And Letters of Credit:

City Engineer Glenn Harper reported that all letters of credit are in order.

**2. Consent Agenda:**

**2.1 Case #22-0074**

**Request from TKC Architecture and Engineering for approval of a Final Plat with surety in the amount of \$156,00 for Cottages at Bear Creek Phase II located at Tax Map 74 Parcel 37.03.**

**2.2 Case #22-0070**

**Request from Chapdelaine and Associate for Final Plat approval of East 7<sup>th</sup> Subdivision on the corner of East 7<sup>th</sup> and East End.**

**Discussion:**

Mr. Goatz moved to approve both consent agenda items subject to any Technical comments, with Mr. McBroom seconding. Motion to approve passed five to zero.

**3. Discussion:**

**3.1 Case #22-0065**

**Request from Steve Desoto for rezoning of 10 acres being Tax Map 99 Parcel 59.03 from R-20 Low Density Residential, to R-6 Medium-High Density Residential.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report.

**Discussion:**

Mr. Gerald Vick, WES Engineering, was present to answer questions. Mr. Vick stated that he confirmed with the owner that it would be acceptable to modify the zoning request to RS-6. Discussion included zoning. Mr. McBroom made a motion to approve with Mr. Pace seconding. Motion to approve passed five to zero.

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**3.2 Case #22-0068**

**Request from Andy Davidson for approval of a Revised Master Plan for an RM-1 PUD located on 6.38 acres being Tax Map 118 Parcel 19.20.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. The request is to change the elevation of this product.

**Discussion:**

Mr. Andy Davidson, Regent Homes, was present to answer questions. Discussion included PUD, both plans were changed, garage door size, single family, previous developer, inform residents, garages, parking requirements, two car driveway, independent living, setback, providing a better product, two floors, every unit has a patio, header, schools, restaurants, keeping it for age 55 and over, researching, age targeted, prior plan requirements, and tracking. Mayor Molder asked for clarification where does this is request in the process with the master plan that has been approved, and if this revision is not approved tonight then they will fall back on the master plan approved at the time that they acquired the property. Mr. Keltner stated that is correct. Mr. Davidson stated that they are providing a better product to sell. Further discussion included two bedrooms on the first floor, and one on the second floor, skipping the process, product is different, ratio, the Pearl elevation has a side entrance, and an eight-foot door is tight. Mr. Goatz asked Mr. Keltner about staff prospective. Mr. Keltner stated from a staff prospective it is just the building, it is the opinion of this Commission in regards to the architecture. Further discussion included material, retaining wall, every unit in the Pearl has an inset for a patio, and all the other units have a patio or deck. Mayor Molder stated that he totally agrees that there is a huge need for residential living for age fifty-five and over. Further discussion included they don't allow renters, or investors, and the study of the nine-foot garage door. Mr. Goatz moved to approve subject to the requirement of a nine-foot garage door, and Mayor Molder seconded the motion. Motion to approve passed four to one with Mr. Pace abstaining. Mr. McBroom stated that he feels that things got changed.

**3.3 Case #22-0075**

**Request from Adam Crunk for Annexation with Plan of Services of approximately 87 acres being Tax Map 112 Parcel 17 with rezoning to R-10 Low Density Residential.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Staff included Ordinance Section 3.19.6, and 3.18.7 with item number 6, staff feel some of the criteria is not met in

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regards to roads in consideration of Foster Lane which is not a road, but it is the only access this property currently would have. Pointing out concerns with

annexing a piece of property with no road frontage. The applicant has indicated no desire to upgrade Foster Lane to a city street.

**Discussion:**

Mr. Crunk was present to answer question. Mr. Goatz stated with no infrastructure he will make a motion. Based upon and 3.19.6 he moved to deny with Mr. Pace seconding. Motion to deny passed with a vote of three to one, with Mr. Hutto voting nay and Mr. McBroom abstaining. Mr. Keltner explained that the Commission's vote tonight was just a recommendation to City Council. It is up to the applicant if they wish to proceed to City Council with the recommendation of denial from this body. Mr. Goatz clarified that the request could be on next month at City Council's agenda for discussion, but it will be with a recommendation from this body for denial.

**3.4 Case #22-0076**

**Request from Chapdelaine and Associates for approval of a Preliminary Plat for Fieldstone Farms Section 5 located at Tax Map 88 Parcel 70.01.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. In the resubmittal the applicant reduced the request down to four lots. Staff is unable to get a complete submittal for the Preliminary Plat on this. Staff would like to see the request coming to the Commission in a more complete form.

**Discussion:**

Mr. McBroom made a motion to defer noting that this is the last time this request will be deferred, with Mr. Hutto seconding. Motion to defer passed five to zero.

**3.5 Case #22-0077**

**Request from Scotty Bernick for annexation with Plan of Services of approximately 106 acres being Tax Map 92 Parcels 11.01 and 11.02 with rezoning to RS-10 Single Family Low Density Residential.**

**Staff Recommendation:**

Mr. Keltner stated that the applicant has requested to defer this item.

**Discussion:**

Mr. Goatz made the motion to defer, with Mayor Molder seconding. Motion to defer passed five to zero.

**3.6 Case #22-0078**

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**Request from Greg Gamble for: Comprehensive Plan Amendment to change the future land use designation from Suburban Neighborhood to Suburban Corridor for 68.5 acres; Annexation of approximately 413 acres, and Rezoning with approval of a**

**mixed-use Preliminary PUD Master Plan for: 76.35 acres RM1-PUD with limited commercial/office uses; and 343.43 acres R-6-PUD.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. The applicant is requesting to amend the Future Land Use Map to change the character area of a 165-acre portion of the property from Suburban Neighborhood to Suburban Corridor which is on the northern side. In addition the applicant is requesting to rezone for a mixed use. The base zoning is being requested for a RS-6 for approximately 343 acres, with RM-1 for 76 acres. The applicant has requested a variance of 10' to allow for front porch encroachments. On the northern portion there is a proposed PUD RM-1 section of 300 townhomes lots, and the commercial is straight forward designs. Staff will be recommending that the applicant go to the Architectural Review Board. Staff review of section 3.19.6, and the 3.18.7.B of the Zoning Ordinance are for review.

**Discussion:**

Mr. Greg Gamble was present to answer questions. Mr. Goatz asked Mr. Harper for the traffic study report. Mr. Harper gave the traffic study report. Ms. Debbie Notley, 801 Running Deer Drive, expressed concerns for the traffic study, emergency response, officer's availability, fire, water, river access, promises and this being a done deal. She requested that the applicant's request be turned down. Mr. Pace stated that he takes that as an insult, and Mr. McBroom stated that he did also. Mr. Pace stated that the Commission serves at the Mayor's request with no pay, and he spent hours on site looking at the property. Mayor Molder stated to those who were in opposition to the project it is not going to help the cause by trying to throw around false accusations to harm people's character and reputation. He also stated that he thinks that everyone in this room has a common goal of wanting Columbia to move forward in the right and positive direction and he said he could promise her that everyone on this Planning Commission and on City Council share the same goal, and he suspects that all of you here to as well. He said that he understands that there are some accusations going out about potential people having ownership interest in this property. In the letter from Ms. Woods it talks about people being paid off. It is not going to help your cause if you are against this project. Nobody on this board, and nobody on Council has any interest in this project from a financial prospective or otherwise. That is not how it works, and if you are opposed to this he prefers the opposition to be on more substantive matters and not based on false accusations. The people here are volunteers, they are dedicating their time to make Columbia a better place. Public service requires a sacrifice, so don't insult them by throwing out false accusations when you don't know them to be true. Mr. Goatz stated if false accusations

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continue the Commission would stop public input altogether. The Commission does want to hear sincere concerns. Mr. Gabe Howard, 1270 Crawford Hollow, expressed concerns for growth, unite and get this right, schools, teacher vacancy, out of state zoom teachers, education, roads, comprehensive traffic study, water, no major reservoir, sewer, infrastructure, and smart and sensible growth. Mr. Michael

Fulbright, Chairman of Maury County School Board, expressed concerns for Trotwood flooding problem, in the area of Trinity Lutheran Church, this development, schools, providing educational opportunities, no opportunity to have increase in funding, a need to focus on partnerships between developers, the cities, county, and the school system, cannot raise enough property tax to pay our schools, looking for alternatives, putting students in portable trailers to provide education, and having more conversations. Mr. Goatz thanked Mr. Fulbright for being in attendance and speaking. Mayor Molder stated that he echoes the Chairman's comments about having Mr. Fulbright at the meeting. The Commission started reaching out to the school system several years ago in regards to developments and wanting comments, and the fact that Mr. Fulbright was in attendance was evidence of a step in the right direction. The Plan of Services is important because on that it has gas, water, police, fire and rescue, waste water, sewer, and the school system. All of those departments have the opportunity to review the development and provide comments, and up until this point we have heard nothing from Maury County school system. He also stated that he appreciates and understand his predicament, it is a very difficult predicament that you are in with respect to knowing the need with regards to capacity, volume, and not having the ability to input on that need, or to fund that need. But you have to understand from the City of Columbia's perspective, over the last five to seven years, Spring Hill has received exponential growth. Over the last two years Columbia has seen that similar growth, essentially we are in that same period of exponential growth that Spring Hill saw over the last five to seven years. Growth is here, and already moving south toward Mt. Pleasant. From a Columbia perspective over the last five to seven years the City of Spring Hill has grown, and they have new schools being built to provide the classrooms that were needed for the exponential growth and that is a good thing. He believes that should have been the case. But now Columbia is in the period of exponential growth, and not only is the school system, and or County Commission not funding the schools for the Columbia residents, but they are closing schools, and tearing schools down which is currently happening on West 7<sup>th</sup> Street with regards to McDowell. It is a little bit of a slap in the face, Columbia now being told by the school system hey we don't have a plan, we don't have the ability to fund this thing going forward we've got to figure something out, and now it is time to come together. The coming together part should have happened a long time ago prior to your involvement Mr. Fulbright, and prior to my involvement. That should have happened many years ago and it didn't. Unfortunately, because it didn't we are now seeing the issues that we are having today with growth and development and not having the school infrastructure to support it. He also stated that all this

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sounds like so many undertones that he is hearing, there is no plan and therefore this must die. The school system is requesting a moratorium on growth for the County, even if that is not the request that is certainly the implication, and the result, because if you are suggesting there is no plan and therefore this plan must die, then ok that's a development that goes down and what about the next one, and the next one are we going to continue to deny because the school issues they are prevalent today, they were prevalent yesterday, and they will be prevalent tomorrow. A

growing community is much better than a dying community. He doesn't want it to die because we don't have the ability from a school situation to keep up, so he would request that conversations continue. He hopes that Mr. Fulbright is having these same conversations with the Municipal governing body, the City of Spring Hill, the City of Mt. Pleasant, in addition to Columbia, and the County. Is the school system putting the county on notice with it's inability to grow. That is what it is going to take if the whole come together is going to happen. The school system will have to articulate it's messages so that the residents know and articulate to the County Commissioners what the need is. At the end of the day the City of Columbia doesn't have the ability to control what happens to our schools or school systems. All we have the ability to do is control what happens to the growth. Mr. Fulbright stated that the schools have been negligent in coming and expressing their concerns before the Planning Commission. He also stated one of the things he has heard is if a development is going to be profitable and beneficial for any of the counties or the cities it is going to happen, but they are still obligated to provide those educational resources. They were asked what this will have on the schools, they could send recordings every time stating they don't have the space, but that hasn't stopped anything in the past, and he doesn't see that it will stop anything in the future, as well he doesn't think it should. He also stated that finding ways to fund these schools is the more important issue. He also stated that the schools have no ability to fund any project. If a project is built it is because of County Commission. If a project is not funded and allowed to decay it's at the County Commission's feet. They don't have the ability to provide the funds. He doesn't expect growth to stop. As far as the plans for Columbia, if you take a look at the five-year plan, once they get the Spring Hill High School knocked out they have other things on the agenda. They have a north Columbia school, a rebuilt school at the site of Baker Elementary, they have a school at Culleoka, and Mt. Pleasant, and these are elementary, or additions. They want to make sure that they are on the same page. It will take strong county leadership, and strong school leadership to make sure that happens going forward. Ms. Rebecca Strahan, 234 Patterson, expressed concerns with the developer doing what's right for them, as citizens they have a right to be heard, working together gives a better outcome, the uncontrolled stuff is scary and it seems unwise, making the right decision for the people in Maury County, and deferring. Ms. Tina Seago, 236 Bear Creek Pike, expressed concerns with the proposal, construction over the next ten years, and flooding over the bridge. Mr. Mark Seago, 236 Bear Creek Pike, expressed concerns with infrastructure, the affect of

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change, questions asked tonight deserve to be answered before moving forward, and aligning the vision with the vision of the good. Mr. Jerry Strahan, 234 Patterson Drive, concerns were expressed for traffic, environmental, consider Bear Creek before you make the decision to build, if we could just wait a minute, fix it before it is broken, blaming will not fix it, we have to fix it for the next generation, sitting down with the right people to look at this development, look at Maury County as a whole, and fix it don't blaming each other. Mr. Dennis Farrell, 109 Elliott Ct, shared his concerns with water, less water available, flash flooding, demand greater than its supply, run off of toxic chemicals, the Duck River has been

designated at a muscle sanctuary, we are going to be out of drinking water, and the affects. Ms. Megan Rice, 228 Patterson Drive, asked that we take time and do some environmental impact surveys prior, and be thoughtful. Mr. Robert Graham, 222 Elliott CT, expressed concerns for performing a water study, re-contracting water, reprocessed water, dry conditions, water must be our main concerns, and schools. Mr. Graham inquired about needing two fire stations. Mayor Molder stated not in the City that the Fire Department provides a comment on the Plan of Services that indicated that they can service this area based upon their specific investigation research, as did water. He also stated since water was a point of the concern. Columbia Power & Water is called on to comment on any development anytime they raise a red flag or issue with respect to water, the city pauses what is happening and speak with them, and they address it. Mr. Graham stated please do something with Mt. Olive and Iron Bridge Roads, and Columbia have got to grow slowly. Ms. Ella Seago, 236 Bear Creek, expressed concern with the long term effect of this project, water, urban planning, and education. Mr. Joey Davenport, 1142 Loftan Road, expressed concern with infrastructure, doing things responsibly. Mr. Ray Jeter, 1101 Iron Bridge Road, referenced Item six of the staff report stating that there is adequate schools and roads. He stated that is simply not true, and the school board representative that is here stating there isn't adequate funding to build the schools needed for this development. Also heard is that the county roads cannot support this project. He had concerns with number three in the staff report stating there is no adverse affect, and storm water run off. Mr. Sam Goodman 396 Old Bear Creek Pike shared concerns with what it is going to look like in one hundred years, making it better, traffic, and rethinking the situation. Mr. Randy Kilbourne, 1115 Remington Trail, asked if TWRA have been involved in the request for information. Mr. Keltner stated that TWRA doesn't get involved in any kind of request like this, and construction. He also asked are we at the point where things are taken care of like flood plain surveys on the property, and the actual surveys where there is a map. Mr. Keltner stated that we do have a flood insurance rate map for the city. He inquired about the change of zoning. Mr. Keltner stated that he wants to change the zoning if it is annexed. Mr. Kilbourne also asked how often does a developer come into a community like this and buy a piece of land, then comes to staff and gets it zoned for his benefit. Mr. Keltner stated that he had seen it before, but he has not seen any confirmation that he has bought the property. Mr. Hutto, stated that he is a



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Real Estate attorney, and developers don't typically buy the property they work with the owner. They have owned this property and it has just been sitting there since about 2009. They approached the developer to develop it one way or the other. As far as things getting rezoned or annexed what happens throughout the year is if they are small lots and if someone needs a variance there or if they need to get rezoned because of what is happening next to them, if they don't match up and they may want to provide something like the Arts District. Mr. Scott Prins, 749 Mt. Olivet Road, expressed concerns with the annexing of this property, traffic, using Mt. Olivet Road, speed limit, unsafe road, hills, blind spots, the road is in the County not the City, and the increase of traffic on his road, taking away the soil, and the run off. Ms. Sue Stephenson, Maury County Commissioner

District 6, expressed concerns for density, and discussed the staff report, inconsistency, and the character area. Mr. Jason Whatley, 319 W 8<sup>th</sup>, expressed concerns with schools, looking at zoning plan section 3.18.7B6, mandates, pause, using your voice, and the School Board, County Commission and City work together for our schools, and joint task force for education in Maury County. Alice Johns, 1500 Rockland Drive, expressed concerns with the current zoning, teaching positions open, schools, police and fire working short handed, family safety, staffing, adequately covering things before adding more, and looking at the actual numbers. Mr. Jeremy Serafino, 1307 Iron Bridge Road, had concerns for traffic improvements now, and investing in the school system. Mr. Jason Gilliam, Ms. Kelli Coyne, stated that everything had been said. Mr. Goatz stated that he wanted everyone to know that the Commission doesn't take this lightly and he has spent a lot of time on this. He has concerns for density with it being an RS-6, small lots, and the illustrations of the homes that are there the image of them with the two car garages the doors didn't look like it could fit, several of the homes that were proposed look like they did not fit the lot. Infrastructure is a concern, and the sewer. Mr. Boshers was at study session expressing his concerns, and we have a letter tonight saying that there is adequate sewer there, to service this. He also stated that he has concerns on that also. Mr. Gamble stated that they understand that there need to be upgrades to the sewer. Further discussion included amenities, new Ordinance, lots, the tightness of the doors, the one story is plain, upgrade, commercial need to go before the ART board. Mr. Gamble requested to defer. Mr. McBroom discussed the watershed, and is there enough water, environmental impact, roads and how do you handle that. He also asked how do the peoples questions get answered, will the applicant answer their questions. Mr. Keltner stated that he thinks that some of them are already out there, and some of them will have to be addressed by the applicant. Mr. Goatz stated that by what they heard tonight, and the recording will be on the website, they will be able to go back and listen to the recording. Mr. Goatz moved to defer. Mr. Pace asked how does the Commission give information on the questions asked to the ones asking questions. Mr. Keltner stated that they can pose the questions to staff or they can look through the material that is on the website that has all the documents. He also stated everything you see is available. Mr. Pace stated that the questions should be sent to Mr. Keltner. Mr. Keltner

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stated that Mr. Gamble has heard all of the questions and he will provide the responses. He also stated that as soon as staff gets updated information it is posted on the website. All the material that is received is all public record and anyone can see it because it is posted on our website. Mr. Pace asked to address education. He stated that his wife and daughter are teachers. He also stated that the only comments that he has seen was on transportation, they want to make sure the buses don't have to back up, it is never anything about size, or plans. If this Commission got a request from the school to look at something he assures you that the Commission would. This needs to start with the School Board and the County Commission. Mr. Goatz stated with Mr. Fulbright coming here tonight it sounds like we are moving in the right direction. It is a huge step with Mr. Fulbright being

here tonight. Mr. Pace asked does that mean next month we will have a response from the school board. Mr. Goatz stated one response tonight was in regard to this development or anything we don't have the school systems on the front end at the moment. Mr. Keltner stated that Mr. Gamble is working with the school board on that. Mr. Gamble stated that he met with Mr. Perryman this morning. Mr. McBroom stated that he commends Mr. Fulbright for speaking, that is the most this Board has heard from the school system. Additional comments included Iron Bridge Road, outlets, turn lanes, and working things out. Mr. McBroom seconded the motion. Mr. Goatz asked about conversation with Mr. Boshers. Mr. Gamble stated that they have had several conversations. Mayor Molder stated that a few things that he will be the most interested in on this project is the environmental impact with respect to the Duck River and the school situation. This project has brought forward an issue that he thinks needed to be discussed. He is going to take the positive outlook on this meeting and think that this project whether we support it or not has brought forward the fact that there have been very little communication and it needs to change. He stated that he feels that when we have conversations like tonight everyone is better for it. He also thanked everyone who spoke tonight and for being here. The motion to defer passed with a vote of five to zero.

**4. OTHER BUSINESS:**

There was no new business to discuss.

**5. ADJOURNMENT:**

Mayor Molder made the motion to adjourn, with Mr. McBroom seconding the motion. Motion to adjourn passed five to zero. Meeting adjourned at 6:23 p.m.

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Planning Commission Chairman

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Date