

City of Columbia
MUNICIPAL PLANNING COMMISSION
June 8, 2022

1. Organization

1.1. Call To Order

Chairman Charlie Goatz called the June 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. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I
Mr. Tim Tisher, City Attorney
Mr. Douglas Toney, Assistant Engineer

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 626 Baker Road annexation and rezone RS-10 passed on second and final consideration, as well as 913 Riverside drive going from R-10 to RS-6 it was also approved on final reading. The new Development Code was approved on first reading as well as the Engineering Standards.

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1.5 Approval of Minutes:

The May 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 #22-0066

Request from Allen O’Leary for approval of a Final Plat with surety in the amount of \$135,000 for Morgan Meadows Phase 2, located at Tax Map 112 Parcel 6.

2.2 Case #22-0098

Request from T-Square Engineering for approval of a Final Plat with surety in the amount of \$260,000 for Phase 1B of Ridge at Carter’s Station, being Tax Map 42 Parcel 3.13.

Discussion:

Mr. Goatz moved to approve both Consent Agenda Items subject to Technical Comments, with Mr. McBroom seconding. Motion to approve passed with a vote of five to zero.

3. Discussion:

3.1 Case #22-0029

Request from David Slocum, P.E. for annexation with a plan of services of a portion of Tax Map 90 Parcel 30 consisting of approximately 188 acres with rezoning of approximately 183 acres to RS-6 and 5 acres to GCS.

Staff Recommendation:

This item was withdrawn by the applicant.

3.2 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.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report. The request is for four lots, it has been adjusted from the six to four lots. There are a few items that have not been cleared on this item. This will have to come back as a final plat. Mr. Harper stated that the Preliminary Plat is just four lots and there are some errors on the plat for example the sidewalks.

Discussion:

Kendal Lane, Representative for Chapdelaine and Associates, was present to answer questions. Discussion included issues, time line addressing, lack of personnel, the land disturbance has not been received, the submission of construction drawings, miscommunications, and not meeting the standards. Mr. Goatz made the motion to deny since it doesn't meet the standards, with Mr. McBroom seconding. The motion to deny passed four to one with Mr. Hutto voting nay.

3.3 Case #22-0078

Request from Greg Gamble for a 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, being Tax Map 90 parcels 16 and 12.01.

Staff Recommendation:

The applicant requested a deferral.

Discussion:

Mr. Goatz moved to defer with Mr. Pace seconding. Mayor Molder stated a point of clarification next month will be a voluminous filled meeting, will the Commission make accommodation in case there is someone here tonight interested in knowing that. Mr. Keltner stated that staff and Mr. Tisher have discussed this. The agendas will be staggered, and the agenda will be advertised at different dates, due to room size limitations. Those in attendance refer to the agenda Staff will have what time each item will be scheduled. Mr. Tisher stated that it will be the same date but different times. Motion to defer passed five to zero.

3.4 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. The applicant also requests to amend Connect Columbia to remove the subject parcel from the Interstate Gateway Special District.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant is not wishing to construct apartments nor townhomes. They are looking for a more traditional subdivision. Section 3.19.6 is included in the packets, as well as 3.18.7 which are the items to review for rezoning as well as for the annexation piece. This is a straight rezoning request. Staff received a water availability letter stating that they do have the ability to service this development.

Discussion:

Scotty Bernick, Landscape Architect for Ragan Smith, was present to answer questions. Mr. Goatz stated that this was discussed at study session the concerns with Bear Creek Pike and the sewer, and the Commission still have concerns with this site and sewer. He knows the plant can handle it, but can the pipe lines and pump station. Once the study is completed then the Commission can recap the concerns. Mr. Boshers was not in attendance. Mr. Keltner stated that from what he understands the study is a capacity study, and it will basically be they are already basically looking at these developments, but as the City continues to grow in this area in regards to the multiple pumps that are involved with this area they will tell everyone how much capacity they are modeling to check to see if what they are predicting is correct. When Mr. Boshers was here for this one previously he stated that he has plenty of plant capacity, but there may be improvement needed from the developer in order to get that to the plant, to the pumps. The applicant and Wastewater have been talking about this, it is more about what improvements that may have to be undertaken by this developer in order to securely get it to the plant. Further discussion included onsite and offsite, the developer is aware of this, the risk, improvements, adding more to Rock Springs Road, going down a country road to get to city property. Mr. Keltner stated in the first submittal the request by the County that the road be upgraded to their standards all the way up to the entrance way of the development. This one is going down further and it would be up to the Commission to request this road and the distance. Staff can work with the County to establish their permission to take over the road. At this time staff do not have anything from the county granting staff permission to take over that section of the road. Mr. McBroom stated that staff will need a right-of-way from somewhere. Additional discussion included right-of-way comment on technical comments, city trucks riding on county roads, and bringing the road up to right. Mr. Dave Webb expressed concerns to pause and look at the big picture, connecting to Columbia Water, and Columbia Wastewater, sewer line, and pump station availability to handle this project, looking at sixty days before Wastewater knows what their situation is if City Council approves, the volume for CPWS, units approved to be built, and considering smart growth. Ms. Janet Faggard, 1478 Rock Springs Road, expressed concerns with traffic, safety, and the road. Mr. Gabe Howard, 1270 Cranford Hollow Road, expressed concerns with water, there is a Duck River

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agency that has been created from the Governor's office, various ones are looking at water supply, fulfilling obligations, at some point the Duck River resources are going to run out, pausing and looking at the big picture, work together through the county level, the school board, and being united. Mr. Brendon Babcock, 1814 Rock Springs Road, expressed concerns with growth, infrastructure, loss resources, studies, growth, high density houses, expectations, impact, builders, interests, and evaluating things. Mr. Scotty Bernick stated that they had a couple of work sessions and they had a chance to address some of the concerns. They are requesting an annexation in the city's urban growth boundaries. The community plan talks about an overlay interstate, gateway, the overlay is a high intense piece. They are also requesting a rezoning of low-density single family residential. They received a letter of availability from the sewer department. They are willing to share in the improvement that is needed. They also received a letter from the Maury County Highway Department, in terms of the pavement and improvements they are in agreement to improve the frontage along the initial phase. They are willing to address and make improvements that are good for everybody. Regarding school they have reached out to the School District. They are requesting a low-density neighborhood. Mr. Goatz stated at study session there might have been some concerns, the applicants were thinking that they were going to be receiving water from Maury County Water, and now they are saying you have received an availability letter from Columbia Power and Water. Mr. Bernick, stated that they have availability letters from both districts. They received the letter from Mr. Boshers, and emailed it to Mr. Keltner today. Mr. Keltner stated that basically the letter stated that they are in agreement with the City taking over maintenance and liability of the road to the extent of the project. Mr. McBroom asked if the Commission have to say how far it is to go. Mr. Keltner stated you can establish it, but what they are saying is to the extent. They are comfortable with it going to the extent of the development, the outside edge of the property line. Mr. Harper provided clarification on the road agreement. Mr. Keltner stated that it works out better when the maintenance portion is under the City. Staff had a great conversation today with the County Attorney is more aware of all the projects going on as opposed to the County and the understanding of the traffic improvement associated with each one so that staff can coordinate those better than what they can currently do with the staff available. Mayor Molder stated to Mr. Tisher so that it has to be done, doesn't it have to be done as part of this motion in regards to annexation. Mr. Tisher stated that it needs to be done with the annexation. Mr. Goatz stated that the staff comments talked about the right-of-way, but if you take the road, does the right-of-way have to be extended on the other side of the road as well. Does that mean the City will have to take the right-of-way from the owners. Mr. Harper stated no staff will not be taking the right-of-way from the owners across the road unless they offered that. Mr. McBroom stated but they will be fixing the entire road, the road will be made wider. Mr. Harper stated it will be brought to the new standards, if the standards are approved tomorrow night. Mr. McBroom stated that this is a question for Mr. Boshers, how does it all work, he has to do his part, the one on Lasea Road has to do his part, and Big Bluff will have to do their part.

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How does it all work if it comes at different times. Mr. Keltner asked in regards to what part. Mr. McBroom stated the pump. Mr. Keltner stated that he would defer back to Wastewater Director on that. Mr. McBroom stated with the study how does staff know how much line has to be fixed. They are saying forty-five to sixty days. Mr. Keltner stated they are saying for the capacity analysis model portion side forty-five days. Mr. McBroom asked if staff know what the capacity means. Mr. Keltner stated what they are measuring is what the current flow is, what they have already got approved it is pretty easy for them they have a formula for each house. It is based upon the type of product it is, townhome versus single family, they will model that in, then tell you how much more you got in that pipe size. Mr. McBroom stated and then they will take into account the ones that were deferred all these that will be coming to the Commission. Mr. Keltner stated right it is very similar to how staff does traffic impact studies. They model as a whole not just one piece. Mr. McBroom stated that his next question is the pump growth, the capacity of the pump. Mr. Tisher texted Mr. Boshers to see if he was available for a call. Mr. Bernick stated that it is a concept plan now and they have time to coordinate with the City. The fortunate part is they are very early into this project. Mr. McBroom stated as the Planning Commission they need to catch everything that they can now. Mr. McBroom asked Mr. Boshers if his study include all units put in now. He said Mr. Boshers said it will also tell this Commission what the future will be. Cost factor, does they get reimbursed. Mr. McBroom stated that Mr. Boshers told him they pay the way. Mr. McBroom asked how long it would take to get the report. Mr. McBroom stated that Mr. Boshers stated that they are going from the Pumpkin Creek pump station down to Bear Creek Pump station, and the analysis will be future and existing growth. It will take about forty-five days to get the report back, and then it will take them about two to three weeks to get everything together. All the developments will know what they will have to do. They will also do a study from Bear Creek Pike pump station to the treatment plant. Mr. Goatz stated that it sounds like it will take sixty days to get a report. Mr. McBroom stated that the study will include it all. Mr. McBroom also stated that Mr. Boshers stated that they would like a big rain because whatever leaks there are in the system will go into it so they can find out where they are. This affects capacity and that is why they have to replace lines over the years. Mayor Molder stated that the fact is Columbia has been growing in a way that is smart. The City have a sixty-seven million dollars treatment plant in process. To the individual that said Columbia have been reckless in our growth Columbia have the largest capital infrastructure project in the city's history with the treatment plant in process of being funded. He is sure that Columbia can continue with the rapid growth for the next fifty years. Staff is in communication with the County regarding the roads and improvements that are there. Columbia Power and Water System is undergoing what will be the biggest capital improvement project in our region with regards to expanding their capacity. It is an unfair assessment to say that this Commission, or the City Council is in some way negligent with regards to how the City is growing. This study that is being done with respect to the sewer improvement was not designed with a moratorium on growth pending the outcome of a study. It is just in

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keeping with the fact that this city wants to grow in a smart way, looking forward to the future. These studies will tell us what we need to do if the trajectory continues, and he is

not going to be of the opinion that this Commission have to wait on the report before being able to move forward. However, he said that he does think that the topic of conversation is important enough that the Director of the Wastewater Department of the City should be here to answer questions and so that all of the audience including this Commission can hear the response that is provided. Mayor Molder also stated that he is amenable to deferring this item for one month in order to allow and invite Mr. Boshers, so that the public can be aware as well as this Commission. He also stated that the schools were advised of the project and there were no comments provided. Columbia is not going to stop growing, and Columbia is growing in a smart and responsible way. Mayor Molder moved to defer and to ask Mr. Boshers to be here to answer questions. Mr. Pace seconded the motion. Mr. Tisher stated that the other projects are on that agenda and it would be good for him to be here. Mr. Goatz stated that there was a representative from Columbia Power and Water that had good information at study session, and the Commission will request that representative to be here as well. Further discussion included how we get this information to the people, they need to come to study session even though they can't talk they can hear it, having Mr. Boshers at study and/or voting session. Mr. Goatz stated that this Commission need him here during voting session when this Commission is present, and the public as well; however, he can be at both. Mr. McBroom stated that this Commission have a working relationship on the roads and that is a plus. Motion to defer passed four to one with Mr. Hutto voting nay.

3.5 Case #22-0079

Request from T-Square Engineering for Annexation with Plan of Services for portions of Tax Map 90 Parcels 12 and 13 off Bear Creek Pike with rezoning of all to RM1-PUD with Preliminary PUD Master plan approval.

Staff Recommendation:

The applicant requested to defer.

Discussion:

Mr. Goatz moved to defer, with Mr. McBroom seconding. Motion to defer passed five to zero.

3.6 Case #22-0100

Request from Pentagon Reids LP for approval of Theta Pike Estates Preliminary Plat consisting of 211 single family lots at Theta Pike and Columbia Rock Road.

Staff Recommendation:

The applicant has requested to defer this item.

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Discussion:

Mr. Goatz moved to defer, with Mr. McBroom seconding. Motion to defer passed five to zero.

3.7 Case #22-0101

Request from Joseph Ahler for approval of a Planned Unit Development with Preliminary Master Plan consisting of 198 townhome units located at 1451 Lasea Road and Bear Creek Pike.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Joseph Ahler was present to answer questions. Discussion included deferring, and feeding into Pumpkin Creek pump station. Mr. McBroom moved to defer, with Mr. Goatz seconding. Motion to defer passed four to zero, with Mr. Hutto voting nay.

3.8 Case #22-0103

Request from Wade Kincaid for Annexation and Plan of Services with rezoning to R-6 (Medium High Density) of Tax Map 90 Parcel 29.02 and a portion of 29.00 off Martin Drive.

Mr. Hutto recused himself from the discussion.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This is a request to annex a portion of the property with six acres already in the city limits. The request is to annex the remaining nine acres off Martin Drive. It is located in an area of change. Item 3.18.7 is included in the packet.

Discussion:

Discussion included how far the road goes up. Mr. Harper stated that the improvement fronting the development will be brought to the standards of a minor local from the development out to Fairview. Further discussion included a higher level standard, RS-6 in agreement, the narrow road section, safety, one section close to Johnny Stone narrower, feeding to the Bear Creek Pike pump station, and consistency. Mr. Goatz moved to defer with Mr. McBroom seconding. Motion to defer passed four to zero with Mr. Hutto abstaining.

3.9 Case #22-0106

Request from Clint Camp for final PUD Master plan approval of McClure Farms consisting of 431 units at 2504 and 2524 Nashville Highway.

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Staff Recommendation:

The applicant has requested to defer this item.

Discussion:

Mr. Goatz moved to defer, with Mr. McBroom seconding. Motion to defer passed five to zero.

3.10 Case #22-0107

Request from Adam Bledsoe for approval of a Preliminary Plat for Phase 1 of McClure Farms consisting of 70 lots at 2504 Nashville Highway.

Staff Recommendation:

The applicant has requested to defer this item.

Discussion:

Mr. Goatz moved to defer this item, with Mr. McBroom seconding. Motion to defer passed five to zero.

3.11 Case #22-0112

Request from Crunk Engineering for Annexation with Plan of Services for portions of properties off Trotwood Avenue and Foster Lane with rezoning of all RS-10 at Tax Map 112 Parcels 18, 18.03 and 18.04.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Adam Crunk, Crunk Engineering, 7112 Crosswood BLVD, Brentwood, was present to answer questions. Mr. McBroom abstained. Discussion included sewer, the lower point on the adjoining property, pump station, right-of-way, engineer study, and how big the lines are. Mr. Keltner stated that Mr. Boshers says the capacity is there and he is not seeing any issues there. Ms. Connie Green, 6058 Trotwood Avenue, expressed concerns with schools, taxes, teachers, money to build the schools, tax burden, water, trucks, and the two lanes road is dangerous. Mr. Tyler Ring, 632 Crest Drive, stated that he had nothing to add. Beverly Rayburn, 6070 Trotwood Avenue, stated a major concern is Foster Lane, getting out of her driveway, no sewer, and traffic. Mr. Wally Hebert, 109 Holly Berry Drive, expressed concerns with access to the property, and needing a plan. Bob Graham, 222 Elliott, asked for the next meeting if staff could have some of the equipment working. He wanted clarification on the advertising of the times of the next meeting; and he expressed concerns with planning properly, inviting the

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school board to the next meeting, publishing in the Daily Herald, the statement from the Water Department that was mentioned earlier stating they can handle the increase of water, they will be pumping up sewage from the Big Bear Bluff, and traffic. Mr. Crunk stated in terms of traffic Foster Lane will be brought up to City standards, and they have a water availability letter. Additional discussion included sewer, low point area, gravity pump, Hunters Glen, pipes, suburban corridor, traffic study at Preliminary Plat, Foster Lane dedicated city road, annexing Foster Lane, including Foster Lane in the motion, right-of-way, pump station, easements, future extension of Foster Lane, Old Sunnyside Lane has a one lane, and safety. Mayor Molder stated that it just occurred to him the difficulty this Commission has and the decisions to make over the last several months as it has had extreme growth in the Bear Creek Pike corridor and having people to come to the meeting and state slow down the growth at Bear Creek Pike and push it south and so it occurs to him that here the Commission is with a development that is off the Bear Creek Pike corridor that has been talked about tonight. This Commission have folks to come and say we really have to stop with the high density and make these RS-6's go to RS-10. That is what this is, it is growth in the south that hasn't had that much growth comparatively to the Bear Creek Pike, it is also a low density residential RS-10 which is a much lower density than what could have been. Mayor Molder made a motion to approve being inclusive of Foster Lane annexation, with Hutto seconding. Motion to approve passed five to zero.

4. OTHER BUSINESS:

Mr. Goatz stated that he wanted to start with an apology to Mr. Bobby McClain. He over looked his name on the rooster. Mr. Keltner stated that he can talk with staff at the end of the meeting. Mr. Keltner stated that staff will publish everything in the paper, and the easiest way for any of the boards is to sign up for notification through the City website. As soon as items are published they will get a notification letting them know that the agenda has been published no matter which board that anyone is interested in. Mr. Tisher asked about the timing of the next meeting. Further discussion included turning the study session into a voting session, having deferrals on one session and have an additional voting session the following Wednesday, and publication in the paper.

Education: Mr. McCarthy stated that staff was asked by the Board of Zoning Appeals for an educational session. Staff is trying to arrange a session with Tennessee Department of Transportation and he and Mr. Brass will have an educational session on the new Zoning Ordinance the next two weeks.

Mayor Molder stated that he, Mr. Hutto and Mr. Wiles will be out of town on the third Wednesday. Having the first Wednesday a voting session. Further discussion included the meeting date, publication, intent of the study is for the future, and both meetings being voting sessions.

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5. ADJOURNMENT:

Mayor Molder made the motion to adjourn, with Mr. Goatz seconding the motion. Motion to adjourn passed five to zero. Meeting adjourned at 5:52 p.m.

Planning Commission Chairman

Date