

To: Columbia City Council Members

Thank you for taking the time to review the attached information. Unfortunately, my husband and I were unaware of the P&Z meeting, otherwise we would have attended. We were asked to use the online portal during this process, however we were later advised the portal is not updated throughout. There were a few other errors contributing to our absence, but after speaking with Mr. Zenner he felt the only solution would be for us to address our concerns and provide the comments we would have provided in person to the City Clerk, as well as yourselves.

We were provided a recording of the P&Z meeting to review and I feel there were a few items the Commissioners either asked about, or should hear that are relevant to our request. I'd like to start by addressing the specific questions a few of the Commissioners had related to our knowledge of the sidewalk when purchasing our land. Pat and I did a thorough review of all documentation when we first heard about the sidewalk construction requirement on June 8th, 2021 (email screenshot from our builder provided below). It's important to note, we purchased this 2.81-acre lot in January of 2020 without any knowledge or documentation that a sidewalk would be required.

At the meeting, Mr. Palmer referenced placing the sidewalk on private property to mitigate some of the cost. This sounds like an easy solution, but what wasn't mentioned was that our house was physically built in the wrong location. This mistake by our builder, sub-contractor and the city inspector resulted in us vacating an easement and a new sewer easement being placed in our front yard. The house is now sitting much closer to Old Plank Road, ultimately making the distance from our front door to the edge of the requested sidewalk 26 feet (please see attached map and pictures). This is detrimental to the enjoyment of the home and land, but also presents some serious privacy and safety concerns for our family.

Lastly, I feel it's important to discuss the comparison lot that the City referenced when speaking of creative solutions that would ultimately allow us to build the sidewalk without issues. This particular lot looks to be un-buildable and sits on the outside of the development. At various points on the lot, the sidewalk sits quite far back from Old Plank. Due to the placement of our home, it would not be possible to place the sidewalk that far from the road.

When my husband and I discovered this requirement, we spent hours speaking with multiple individuals in multiple departments about this very issue. Never once was creativity a solution provided by any city employee, but we were advised the sidewalk must follow the residential road, which is why the distance of the home is so important to fully understand our request.

We truly appreciate your time and consideration.

Pat and Ashley Scholl



Jeremy Spillman <jeremy@spillmanhomes.com>
to me, Staci, Pat ▾

Jun 8, 2021, 8:54 PM ☆ ↶ ⋮

Ashley,

I questioned if he said anything as I recall looking at all of these lots and I remember the only challenge I was told about was the lengthy driveway. It's such a unique situation I've never dealt with after building home after home year after year. It may turn out to not be a big deal outside of jamming up our permit. We have send it back 3 times trying to overcome without having engineers touch it, but hit a road block today. Normally the flood map shows the topography on the lot and we can show we are above it based off the topo. In this case there are no elevations to go off of, so it sounds like Crocket will need to do a topo to have the data needed to get this pushed through. My contact there is pricing this for us.

They also informed us that they have a specific specced city site walk the front of the lot gets, did you know about that? That was another curve ball I would have never expected not being in a subdivision. I'm getting more info on that.

All things we can overcome, but very much "curve balls" that are outside of the norm on a developed lot like this. Concrete guys are finally getting good weather to catch up so we are good there we just need the darn permit to start. I would look back at your contract and see if it says anything on the lot purchase. Meanwhile we will keep working towards a solution with Crocket.

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Living Room/Kitchen

Bedroom



Master Bathroom